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S.F. CITY PLANNING COMMISSION

NOTICE OF MEETING & CALENDAR

1988

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 31 1987

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ROLL CALL: Commissioners Allen, Bierman, Birrer, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Feltham)
Consideration of Resolution endorsing the third edition of the "Developers' Manual: Procedures and Performance Criteria for Transportation System Management Programs in Downtown San Francisco Projects", incorporating minimum level of effort performance standards.
2. Informational presentation of Second Annual Report of list of office development projects approved or reapproved by the City since November 29, 1984 and containing 25,000 square feet or more of office space. (Blazej)

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 10, 1987)
(Proposed for continuation to January 28, 1988)
4. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of December 10, 1987)
(Proposed for continuation to January 28, 1988)

5. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Consideration of request for Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Proposed for continuation to January 28, 1988)
6. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391, as described above.
(Proposed for continuation to January 28, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION, PUBLIC HEARING CLOSED

7. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)
8. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)
9. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness

Item #87.586TZE (Cont)

Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)

10. 87.273C (Scott)
HARRISON AND BEALE STREETS, northwest corner, Lot 1 and a portion of Lot 1B in Assessor's Block 3747 - Consideration of final language to APPROVE authorization of Conditional Use to allow construction of a 200-unit residential structure above a five story parking/residential/retail base within an RC-4 (Residential-Commercial Combined, High Density) District and Rincon Hill Special Use District. The project involves three exceptions under provisions of the Rincon Hill Special Use District and the San Francisco Planning Code.
(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)

F. REGULAR CALENDAR

11. 87.575D (McDonald)
201 RACCOON DRIVE, north side of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of November 19, 1987)
12. 85.237ETZ (Montana)
SOUTH OF MARKET AREA, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3515 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3703, 3704, 3725, 3726, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, 3781 and 3789 - Consideration of an EXTENSION TO INTERIM ZONING CONTROLS for a six-month period beyond the current 18-month period which will expire in April 1988 for the South of Market area. The six-month extension would continue the present interim controls in effect for a period up to but not exceeding 24 months as provided pursuant to Section 306.7(h) of the City Planning Code.
(Continued from Regular Meeting of December 17, 1987)

13. 87.741EZT (Montana)
SHOWPLACE SQUARE AREA, Area generally bounded by Potrero, Tenth, Ninth, Bryant, Seventh, King, De Haro, Carolina, Eighteenth, Mariposa, Kansas, Seventeenth, Vermont and Sixteenth Streets, including Assessor's Blocks 3527, 3781, 3782, 3783, 3799, 3907, 3908, 3910, 3911, 3912, 3914 - 3919, 3932, 3933, 3935 - 3938, 3955 - 3958, 3978 - 3980 and 4007 and portions of Assessor's Blocks 3780, 3526, 3913 and 4008 - Consideration of proposed amendments to the Zoning Map and City Planning Code to establish a SHOWPLACE SQUARE SPECIAL SIGN DISTRICT, within which general advertising signs (billboards) would be prohibited. This ordinance was initiated by the Board of Supervisors.
14. 87.792T (Scott)
Consideration of amendment to Section 237(b) of the City Planning Code, Automotive Special Use District, to delete the basic floor area ratio limit of 10.0 to 1.
15. 87.629EC (Miller)
401-445 - 9TH STREET AND 1255-1275 HARRISON STREET, east corner of the intersection of Ninth and Harrison Streets, also with frontage on the McLea Court, Lots 53, 54 and 62 in Assessor's Block 3757 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) for an expansion of the Salvation Army Complex to consist of a TEMPORARY EMERGENCY SHELTER FOR HOMELESS FAMILIES with 30 guestrooms, two dwelling units for live-in staff and 25 off-street parking spaces in an M-1 (Light Industrial) district and within the SLI (Service/Light Industrial) district under the South of Market Interim Controls.
(Continued from Regular Meeting of December 10, 1987)
16. 87.696C (Green)
1501 FOLSOM STREET, southwest corner of 11th Street, Lot 1 in Assessor's Block 3521 - Request for authorization of Conditional Use to allow expansion of an existing BAR AND PLACE OF ENTERTAINMENT in an M-1 (Light Industrial) district within an Interim South of Market Housing/Service/Light Industrial District. The proposal is to expand the existing 1,443 square foot, one-story bar and place of entertainment establishment to a two-story bar and place of entertainment containing a larger performance stage, another bar service area on the ground floor, a new second story bar, and additional customer area and storage space on the first and second stories. The total floor area of the proposed establishment will be approximately 4,400 square feet.
(Continued from Regular Meeting of December 17, 1987)
17. 87.775C (Green)
3 MASONIC AVENUE, between Lupine Avenue and Geary Boulevard, Lot 1 in Assessor's Block 1071 - Request for authorization of Conditional Use to allow the ADDITION OF ACCESSORY PARKING spaces to an existing parking lot within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to modify the existing roof-top parking lot for Standard Brands Paint Company by adding 20 parking spaces to the existing 12 spaces. The 20 new spaces are to be used solely for daytime parking for faculty and staff of the San Francisco Day School, located at 350 Masonic Avenue.

18. 3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Consideration of request for Discretionary Review of Building Permit Application No. 8707405 for construction of a four (4)-story over basement mixed-use building containing commercial floor area on the first and second stories, a total of twelve (12) dwelling units on third and fourth stories and 38 parking spaces in the basement in the NC-2 (Small-Scale Neighborhood Commercial) district.
19. 3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Discretionary Review of Building Permit Application No. 8707405, as described above.

4:00 P.M.

20. 87.128ECV (Hood)
2525 LOMBARD STREET, southwest corner of Lombard and Divisadero Streets, Lots 1 and 18 in Assessor's Block 936 - Request for authorization of Conditional Use to convert nine dwelling units to 15 tourist hotel rooms in an NC-3 (Moderate-Scale Neighborhood Commercial) district, also requiring an off-street parking variance. (Continued from Regular Meeting of December 3, 1987)
21. 87.128ECV (Hood)
2525 LOMBARD STREET, south side near Divisadero Street, Lot 18 in Assessor's Block 936 - Request for an OFF-STREET PARKING VARIANCE to legalize the conversion of a building containing nine dwelling units to a 15-room tourist hotel and to retain the existing seven off-street parking spaces that serve the building in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The Planning Code requires an off-street parking ratio of 0.8 off-street spaces per guest room for a tourist hotel, or 12 spaces for the subject proposal. If the subject proposal is granted Conditional Use authorization by the City Planning Commission, a five-space parking deficiency would be created. (Continued from Regular Meeting of December 3, 1987)
22. 87.801C (Gallagher)
1309-1315 GRANT AVENUE, west side between Vallejo and Green Streets, Lot 7 in Assessor's Block 131 - Request for authorization of Conditional Use to establish a BAR as defined by Section 790.22 of the City Planning Code within an existing full-service restaurant in the North Beach Neighborhood Commercial District. The proposal is to upgrade the existing Alcoholic Beverage Control License-type 41 (On-Sale Beer and Wine - Eating Place) to License-type 47 (On-Sale General - Eating Place) without any interior or exterior alterations to the existing restaurant.

23. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Consideration of request for Discretionary Review of Building Permit Application No. 8707797, proposing the addition of one story to the existing single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 10, 1987)
24. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Discretionary Review of Building Permit Application No. 8707797, as described above.
(Continued from Regular Meeting of December 10, 1987)
25. 87.686C (Nixon)
2270 - 46TH AVENUE, east side between Rivera and Santiago Streets, Lot 6C in Assessor's Block 2304 - Request for authorization of Conditional Use to EXCEED THE INTERIM 24 FOOT HEIGHT LIMIT by approximately 5-1/2 feet and REDUCE THE 45% REAR YARD REQUIREMENT to approximately 35% for a project subject to the Richmond and Sunset Districts' Interim Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add one story and a rear deck to the existing one-story over garage single family structure in an RH-1 (House, One-Family) district.
26. 87.482C (Casey)
1655 - 46TH AVENUE, west side between Lawton and Moraga Streets, Lot 14 in Assessor's Block 1897 - Request for authorization of Conditional Use to permit construction of an addition approximately 25 ft. by 40 ft. to the rear of a single family house for the expansion of an existing day care center in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of December 10, 1987)
27. 87.635C (Casey)
3650-3664 SACRAMENTO STREET, northeast side between Spruce and Locust Streets, Lot 11 in Assessor's Block 1011 - Request for authorization of Conditional Use to allow conversion of former residential living space to current commercial office space in the Sacramento Street Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of December 10, 1987)
28. 87.766C (Casey)
464 DIAMOND STREET, west side between 21st and 22nd Streets, Lot 11 in Assessor's Block 2768 - Request for authorization of Conditional Use to ADD A kindergarten class for 15 CHILDREN ON THE SECOND FLOOR in a single family house with an existing nursery school/day care program for 12 children on the first floor in an RH-2 (House, Two-Family) district.

29. 87.731R (Marsh)
O'SHAUGHNESSY BOULEVARD - north of Del Vale Avenue at Evelyn Way,
portion of Lot 35 in Assessor's Block 2944A - Review for consistency
with the Master Plan of a proposal to sell Public Utilities
Commission Water Department surplus property.
30. 87.582D (Berkowitz)
1230-60 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots
19, 20, 21 and 22 in Assessor's Block 2821 - Consideration of request
for Discretionary Review of Building Permit Application Nos. 8711227,
8711229, 8711234 and 8711237 for the construction of FOUR TWO-STORY,
SINGLE-FAMILY DWELLINGS in an RH-1 (House, One-Family) district.
31. 87.582D (Berkowitz)
1230-60 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots
19, 20, 21 and 22 in Assessor's Block 2821 - Discretionary Review of
Building Permit Application Nos. 8711227, 8711229, 8711234 and
8711237, as described above.
32. 87.688D (Berkowitz)
3628 BRODERICK STREET, east side between Jefferson and Beach Streets,
Lot 3 in Assessor's Block 914 - Consideration of request for
Discretionary Review of Building Permit Application No. 8711704 for
the ADDITION OF A FLOOR OF OCCUPANCY AND REMODELING OF A KITCHEN AND
BATH in an RH-2 (House, Three-Family) district.
33. 87.688D (Berkowitz)
3628 BRODERICK STREET, east side between Jefferson and Beach Streets,
Lot 3 in Assessor's Block 914 - Consideration of request for
Discretionary Review of Building Permit Application No. 8711704, as
described above.

Adjournment

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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≡ NOTICE OF MEETING
AND CALENDAR
OF THE
— SAN FRANCISCO
≡ CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
≡ JANUARY 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

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JAN 11 1988
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ROLL CALL: Commissioners Allen, Bierman, Birrer, Hemphill, Nakashima,
Nothenberg and Rosenblatt.

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

- 1. 86.582EZ (Pearl)
315 CORBETT AVENUE and 3118 MARKET STREET, northwest side, west of
Danvers Street, Lots 48 and 55 in Assessor's Block 2659 - Request to
RECLASSIFY two parcels from RH-2 (House, Two-Family) to RM-3 (Mixed
Residential, Moderate Density) zoning to attempt to establish the
legal use of a fifth dwelling unit installed without benefit of
permit at 315 Corbett Avenue. The proposal would also require the
granting of a variance from the off-street parking (City Planning
Code Section 151 - Table 4) or front setback (City Planning Code
Section 132(f)) requirements to establish the legal use of the fifth
dwelling unit, because the property lacks the required one additional
independently accessible off-street parking space.
(Proposed for continuation to January 28, 1988)

- 2. 87.751C (Marsh)
2226 CALIFORNIA STREET, north side between Webster and Buchanan
Streets, Lot 7 in Assessor's Block 637 - Request for authorization of
Conditional Use to legalize four (4) commercial offices pursuant to
Sections 175(a) and 209.9(e) of the City Planning Code in an RH-2
(House, Two-Family) district.
(Proposed for continuation to January 28, 1988)

3. 85.5332T (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza. (Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 4, 1988)
4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 11, 1988)
5. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 11, 1988)
6. 87.814Z (Passmore)
BALBOA RESERVOIR (NORTH AND SOUTH BASIN) AND MUNICIPAL RAILWAY TURNAROUND, west side of Phelan Avenue, north side of Ocean Avenue, Lot 1 in Assessor's Block 3180 - Request to reclassify a portion of Lot 1 in Assessor's Block 3180 (portion of Balboa Reservoir South Basin) for a P (Public Use) to an RH-1 (House, One-Family) district. Concurrent with this request, the Commission will consider adopting as City Policy for the use of the Balboa Reservoir and adjacent Municipal Railway Turnaround for City College, affordable housing, child care, senior center and open space purposes.
(Proposed for indefinite continuation)
7. 87.815C (Passmore)
BALBOA RESERVOIR PORTION SOUTH BASIN, west side of Phelan Avenue, north side of Ocean Avenue, portion of Lot 1 in Assessor's Block 3180 - Request for modification of Conditional Use authorization previously approved and adopted by Motion No. 10768 on July 31, 1986, to permit reduction in size of the site and number of homes in the authorized PLANNED UNIT DEVELOPMENT and inclusion of a child care

Item #87.815C (Cont)

facility. The modified Planned Unit Development would include up to 189 single family homes and a child care facility in an approximately 462,000 square feet area. Up to 203 single family dwellings were previously authorized by the Planning Commission.
(Proposed for indefinite continuation)

7. 87.815C (Passmore)
BALBOA RESERVOIR PORTION SOUTH BASIN, west side of Phelan Avenue, north side of Ocean Avenue, portion of Lot 1 in Assessor's Block 3180 - Request for modification of Conditional Use authorization previously approved and adopted by Motion No. 10768 on July 31, 1986, to permit reduction in size of the site and number of homes in the authorized PLANNED UNIT DEVELOPMENT and inclusion of a child care facility. The modified Planned Unit Development would include up to 189 single family homes and a child care facility in an approximately 462,000 square feet area. Up to 203 single family dwellings were previously authorized by the Planning Commission.
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION, PUBLIC HEARING CLOSED

8. 87.696C (Green)
1501 FOLSOM STREET, southwest corner of 11th Street, Lot 1 in Assessor's Block 3521 - Consideration of final language to APPROVE the authorization of Conditional Use to allow expansion of an existing BAR AND PLACE OF ENTERTAINMENT in an M-1 (Light Industrial) district within an Interim South of Market Housing/Service/Light Industrial District. The proposal is to expand the existing 1,443 square foot, one-story bar and place of entertainment establishment to a two-story bar and place of entertainment containing a larger performance stage, another bar service area on the ground floor, a new second story bar, and additional customer area and storage space on the first and second stories. The total floor area of the proposed establishment will be approximately 4,400 square feet.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)
9. 87.216ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Consideration of final language to DISAPPROVE Building Permit Application No. 8707405 for construction of a four (4)-story over basement mixed-use building containing commercial floor area on the first and second stories, a total of twelve (12) dwelling units on third and fourth stories and 38 parking spaces in the basement in the NC-2 (Small-Scale Neighborhood Commercial) district.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

10. 87.635C (Casey)
3650-3664 SACRAMENTO STREET, northeast side between Spruce and Locust Streets, Lot 11 in Assessor's Block 1011 - Consideration of final language to APPROVE the authorization of Conditional Use to allow conversion of former residential living space to current commercial office space in the Sacramento Street Neighborhood Commercial District (NCD).
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)
11. 87.766C (Casey)
464 DIAMOND STREET, west side between 21st and 22nd Streets, Lot 11 in Assessor's Block 2768 - Consideration of final language to APPROVE the authorization of Conditional Use to ADD A kindergarten class for 15 CHILDREN ON THE SECOND FLOOR in a single family house with an existing nursery school/day care program for 12 children on the first floor in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

F. REGULAR CALENDAR

12. 87.775C (Green)
3 MASONIC AVENUE, between Lupine Avenue and Geary Boulevard, Lot 1 in Assessor's Block 1071 - Request for authorization of Conditional Use to allow the ADDITION OF ACCESSORY PARKING spaces to an existing parking lot within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to modify the existing roof-top parking lot for Standard Brands Paint Company by adding 20 parking spaces to the existing 12 spaces. The 20 new spaces are to be used solely for daytime parking for faculty and staff of the San Francisco Day School, located at 350 Masonic Avenue.
(Continued from Regular Meeting of January 7, 1988)
13. 87.734C (Green)
5897 MISSION STREET, northeast corner of Acton Street, Lots 21, 21A, 21B and 21C in Assessor's Block 6472 - Request for authorization of Conditional Use to convert an existing Auto Service Station (with Minor Repair Services) as per Section 790.14 of the City Planning Code to an AUTOMOTIVE REPAIR activity within an NC-2 (Small Scale Neighborhood Commercial) district. The proposal is to discontinue the sale of gasoline and perform only repairs defined as Major Automotive Repair per Section 790.15 of the City Planning Code. The applicant also seeks to utilize area for repair that was previously used for gasoline sales.
14. 87.736C (Green)
2773 - 24TH STREET, south side between York and Hampshire Streets, Lot 36 in Assessor's Block 4266 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within the 24th Street/Mission Neighborhood Commercial District. The proposal is to install a small self-service restaurant with seating for up to 49 persons in approximately 1,000 square feet of floor area.

15. 87.721C (Green)
2639 - 24TH STREET, southeast corner of Potrero Avenue, Lot 20 in Assessor's Block 4264 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within the 24th Street/Mission Neighborhood Commercial District. The proposal is to install a full service restaurant with wine and beer bar and seating for up to 45 persons in approximately 1,714 square feet of floor area.
16. 87.081PCP (Skiffer)
654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lots 2 and 3 in Assessor's Block 1595 (Parcel 3) - Consideration of amending previously approved Conditional Use application (87.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of Parcel 3 into 36 to 47 land lots for development of 108 to 141 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision would consist of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development requires exceptions from the rear yard and open space requirements of the Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district.
17. 87.715C (McDonald)
345 FILBERT STREET, south side between Montgomery and Kearny Streets, Lots 42 and 43 in Assessor's Block 105 - Request for authorization of Conditional Use to permit the construction of three additional dwelling units FOR A TOTAL OF SEVEN DWELLING UNITS OVERALL on two adjacent lots which are presently developed with total of four dwelling units and which together have a combined area of 7,562.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.
18. 87.715V (McDonald)
345 FILBERT STREET, south side, west of Montgomery Street, Lots 42 and 43 in Assessor's Block 105 - Request for DWELLING UNIT EXPOSURE AND EXPANSION OF A NONCOMPLYING STRUCTURE VARIANCES for the construction of a new three-unit building on Lot 43 of the subject property with an open space of eleven feet between the new structure and the existing noncomplying structure. The Planning Code requires that every dwelling unit must have at least one room with exposure onto an open and unobstructed space of at least 25 feet in every horizontal dimension. The proposed new structure would provide the

Item #87.715V (Cont)

existing noncomplying rear structure on the same lot with a maximum horizontal exposure of 20 feet 3 inches. The proposal is also to vertically or horizontally expand existing noncomplying structures which are located in the rear yards of Lots 42 and 43. The Planning Code does not permit the enlargement of noncomplying structures.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 223

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 11 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Birrer, Hemphill, Nakashima,
Nothenberg and Rosenblatt.

1:30 P.M.

19. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4
in Assessor's Block 6415 - Consideration of request for Discretionary
Review of Building Permit Application No. 8712435 for the REPAIR OF
STAIRWAY, WALL AND CEILING in an RH-1 (House, One-Family) district.
20. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4
in Assessor's Block 6415 - Discretionary Review of Building Permit
Application No. 8712435, as described above.
21. 87.149DD (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24
in Assessor's Block 4069 - Consideration of request for Discretionary
Review of Demolition Permit Application No. 8612455 for the
DEMOLITION OF A SINGLE-STORY, ONE-FAMILY DWELLING in an RH-2 (House,
Two-Family) district.
22. 87.149DD (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24
in Assessor's Block 4069 - Discretionary Review of Demolition Permit
Application No. 8612455, as described above.

SF
C55

#14

1/21/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 21, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JAN 21 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. Presentation of American Institute of Architects' Citation for Excellence in Urban Design to the Department of City Planning for the San Francisco Downtown Plan.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. ELECTION OF OFFICERS

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Proposed for continuation to February 4, 1988)
4. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Proposed for continuation to February 4, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)
6. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)
7. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

8. 87.715C (McDonald)
345 FILBERT STREET, south side between Montgomery and Kearny Streets, Lots 42 and 43 in Assessor's Block 105 - Consideration of final language to APPROVE the authorization of Conditional Use to permit the construction of three additional dwelling units FOR A TOTAL OF SEVEN DWELLING UNITS OVERALL on two adjacent lots which are presently developed with total of four dwelling units and which together have a combined area of 7,562.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.
(Public Hearing Closed and Continued from Regular Meeting of January 14, 1988)

F. REGULAR CALENDAR

9. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of December 3, 1987)
10. 87.731R (Marsh)
O'SHAUGHNESSY BOULEVARD, north of Del Vale Avenue at Evelyn Way, portion of Lot 35 in Assessor's Block 2944A - Review for consistency with the Master Plan of a proposal to sell Public Utilities Commission Water Department surplus property.
(Continued from Regular Meeting of January 7, 1988)
11. 87.817C (Marsh)
745 BUCHANAN STREET, south side between Grove and Ivy Streets, Lots 1 and 3 in Assessor's Block 805 - Request for authorization of Conditional Use to establish a Neighborhood Center known as the Korean-American Community Educational Facility in an RH-3 (House, Three-Family) district.
12. 87.712EZ (Horton)
EAST SLOPE OF RUSSIAN HILL, Area generally bounded by Powell, Filbert, Mason, Green and Taylor Streets and Pacific Avenue, portions of Assessor's Blocks 101, 118, 128, 129, 148, 149, 158 and 159 - Consideration of proposed AMENDMENTS to the Zoning Map to change the 65-A Height and Bulk District to a 40-X Height and Bulk District.
13. 87.164C/87.465C/87.466C (Green)
3131 VICENTE STREET, south corner of 42nd Avenue, Lots 49, 50, 51, 52, 53 and 54 in Assessor's Block 2454 - Request for authorization of Conditional Use to resubdivide the existing six (6) lots to create three (3) lots each exceeding 5,000 square feet in size to construct three mixed use buildings within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four (4) story building on each of the three newly created lots (two lots are 6,926

Item #87.164C/87.465C/87.466C (Cont)

square feet in size and the third lot will be 7,600 square feet in size). The three buildings together would contain a total of 28 dwelling units (on the 2nd, 3rd and 4th floors), 7,480 square feet of commercial floor area (with three separate spaces on the ground floor of each building) and 28 parking spaces at basement level.
(Continued from Regular Meeting of December 17, 1987)

14. 87.782C (Green)
6000 CALIFORNIA STREET, northwest corner of 22nd Avenue, Lot 18A in Assessor's Block 1382 - Request for authorization of Conditional Use to intensify an existing Small Self-Service Deli Restaurant within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to add a gas range and oven to the existing operation to allow for additional items to be served to customers in approximately 800 square feet of floor area.
15. 87.392CV (Miller)
129 GILARD STREET, east side between Silliman and Felton Streets, Lot 26 in Assessor's Block 5925 - Request for authorization of Conditional Use to permit a RELIGIOUS FACILITY (First Tongan Free Wesleyan Church) in an RH-2 (House, Two-Family) district, also requiring a rear yard variance.
(Continued from Regular Meeting of December 17, 1987)
16. 87.677D (Berkowitz)
231 DELANO AVENUE, east side between Santa Ynez and Rudden Avenues, Lot 17A in Assessor's Block 3211 - Consideration of request for Discretionary Review of Building Permit Application No. 8713632 for a REAR YARD DECK in an RH-1 (House, One-Family) district.
17. 87.677D (Berkowitz)
231 DELANO AVENUE, east side between Santa Ynez and Rudden Avenues, Lot 17A in Assessor's Block 3211 - Discretionary Review of Building Permit Application No. 8713632, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 28, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS

JAN 26 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Badiner)
Informational presentation on the Preservation Element, Proposed for Citizen Review, December 1987, published by the Department of City Planning.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 86.582EZ (Pearl)
315 CORBETT AVENUE and 3118 MARKET STREET, northwest side west of Danvers Street, Lots 48 and 55 in Assessor's Block 2659 - Request to RECLASSIFY two parcels from RH-2 (House, Two-Family) to RM-3 (Mixed Residential, Moderate Density) zoning to attempt to establish the legal use of a fifth dwelling unit installed without benefit of permit at 315 Corbett Avenue. The proposal would also require the granting of a variance from the off-street parking (City Planning Code Section 151 - Table 4) or front setback (City Planning Code Section 132(f)) requirements to establish the legal use of the fifth dwelling unit, because the property lacks the required one additional independently accessible off-street parking space.
(Continued from Regular Meeting of January 14, 1988)
(Proposed for continuation to February 4, 1988)
3. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the DEMOLITION OF A TWO-STORY, SINGLE FAMILY DWELLING UNIT AND THE CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 7, 1988)
(Proposed for indefinite continuation)

4. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of January 7, 1988)
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 87.164C/87.465C/87.466C (Green)
3131 VICENTE STREET, south corner of 42nd Avenue, Lots 49, 50, 51, 52, 53 and 54 in Assessor's Block 2454 - Consideration of final language to APPROVE the authorization of Conditional Use to resubdivide the existing six (6) lots to create three (3) lots each exceeding 5,000 square feet in size to construct three mixed use buildings within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four (4) story building on each of the three newly created lots (two lots are 6,926 square feet in size and the third lot will be 7,600 square feet in size). The three buildings together would contain a total of 28 dwelling units (on the 2nd, 3rd and 4th floors), 9,000 square feet of commercial floor area (with three separate spaces on the ground floor of each building) and 43 parking spaces at basement level.
(Public Hearing Closed and Continued from Regular Meeting of January 21, 1988)

F. REGULAR CALENDAR

6. (Blazej)
Public hearing on and consideration of Certification by the Zoning Administrator of the list of office development projects containing 25,000 square feet or more of additional office space which were approved by the City after November 29, 1984 as required by Section 321.1 of the City Planning Code.
7. 87.792T (Scott)
Consideration of Amendment to Section 237(b) of the City Planning Code, Automotive Special Use District, to delete the basic floor area ratio limit of 10.0 to 1.
(Continued from Regular Meeting of January 7, 1988)
8. 87.817C (Marsh)
745 BUCHANAN STREET, south side between Grove and Ivy Streets, Lots 1 and 3 in Assessor's Block 805 - Request for authorization of Conditional Use to establish a Neighborhood Center known as the Korean-American Community Educational Facility in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of January 21, 1988)

9. 87.751C (Marsh)
2226 CALIFORNIA STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 637 - Request for authorization of Conditional Use to legalize four (4) commercial offices pursuant to Sections 175(a) and 209.9(e) of the City Planning Code in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 14, 1988)
10. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of January 7, 1988)
11. 87.801C (Gallagher)
1309-1315 GRANT AVENUE, west side between Vallejo and Green Streets, Lot 7 in Assessor's Block 131 - Request for authorization of Conditional Use to permit EXPANSION OF AN EXISTING FULL-SERVICE RESTAURANT and to establish a BAR as defined by Section 790.22 of the City Planning Code in the North Beach Neighborhood Commercial District. The proposal is to expand the existing establishment from 1315 Grant Avenue to 1309 Grant Avenue, adding approximately 1,020 square feet to a total of 2,040 square feet and to upgrade the existing Alcoholic Beverage Control License-type 41 (On-Sale Beer and Wine - Eating Place) to License-type 47 (On-Sale General - Eating Place). This is an amendment to a notice for hearing originally scheduled for January 7, 1988.
(Continued from Regular Meeting of January 7, 1988)
12. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 7, 1988)
13. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.
14. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.

15. 87.739EZT

(Dowdee)

CHESTNUT STREET, area between Webster and Broderick Streets - Consideration of proposed amendments to the Zoning Map and Text of the City Planning Code establishing the CHESTNUT STREET FINANCIAL SERVICE SUB-DISTRICT prohibiting financial services in the NC-2 district along Chestnut Street between Webster and Broderick Streets. The proposed changes to the City Planning Code and Zoning Map would add Section 781.1 in which financial services and limited financial services are prohibited, amend Sections 711.49 and 711.50 and the Specific Provisions for NC-2 districts, and amend Sectional Map 2SU designating the NC-2 zoned portion of Chestnut Street as the Chestnut Street Financial Service Sub-District.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 227

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1/4/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 4, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
FEB 2 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Coffey, Hemphill, Nakashima,
Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Blazej)
Informational presentation on proposed city-wide interim controls in
RH-1 and RH-2 zoning districts under consideration by the Board of
Supervisors.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 85.533ZT (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on
the east by Fifth Street, on the north by Market Street, and on the
south by Mission and Natoma Streets - Consideration of permanent
controls including amendments to the Zoning Map and City Planning
Code text to reclassify the Height and Bulk Districts for portions of
Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein
from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X -
105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of
the City Planning Code by adding Sections 263.11 and 296 to provide
for exceptions to the base height limits in the Mid-Market area and
for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of
December 17, 1987)
(Proposed for continuation to February 25, 1988)
3. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4
in Assessor's Block 6415 - Consideration of request for Discretionary
Review of Building Permit Application No. 8712435 for the REPAIR OF
STAIRWAY, WALL AND CEILING in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 14, 1988)
(Proposed for indefinite continuation)

4. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4
in Assessor's Block 6415 - Discretionary Review of Building Permit
Application No. 8712435, as described above.
(Continued from Regular Meeting of January 14, 1988)
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE
amendments to the Master Plan, establishing the Van Ness Avenue Plan
and amending the Commerce and Industry Element, Residence Element and
Urban Design Element. Additions are proposed to the Land Use Index
of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of
January 21, 1988)
6. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue,
McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695
and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499,
502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575,
594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667,
670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766
and 767 - Consideration of final language to APPRO E PERMANENT ZONING
CONTROLS including: 1) amendments to the Zoning Map to reclassify
use districts therein from C-2 (Community Business) to RC-4
(Residential-Commercial, High Density) or RC-3 (Residential-
Commercial, Moderate Density), and reclassify Height and Bulk
Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the
City Planning Code to establish the Van Ness Avenue Special Use
District; and 3) amendments to the text of the City Planning Code to
impose restrictions on the use of property, demolition of residential
buildings, alteration or demolition of certain architecturally
significant buildings and the use of signs, and to authorize the
imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of
January 21, 1988)
7. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue,
McAllister and Bay Streets - Consideration of final language to
APPRO E AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness
Avenue area. The proposed amendments include: 1) amendments to the
Zoning Map to reclassify property located in portions of Assessor's
Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community
Business) to RC-4 (Residential-Commercial Combined, High Density) or
RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness
Special Use District; and 2) amendments to the text of the City
Planning Code to amend the off-street parking requirements for
residential projects in the Van Ness Special Use District, and to

Item #87.586TZE (Cont)

amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

(Public Hearing Closed and Continued from Regular Meeting of January 21, 1988)

F. REGULAR CALENDAR

8. 87.800C (Green)
2075 MARKET STREET, south side between Church and 14th Streets, Lot 67 in Assessor's Block 3544 - Request for authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.90 of the City Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to establish a self-service restaurant with counters and seating for up to 8 persons for on-site consumption and take-out of pasta dishes, cheeses, salads, etc., in approximately 650 square feet of floor area.
9. 88.009D (Hood)
2455 WASHINGTON STREET, south side between Fillmore and Webster Streets, Lot 26 in Assessor's Block 612 - Consideration of request for Discretionary Review of Building Permit Application No. 8712059 for the merger of five dwelling units into four units in an existing five-unit residential building.
10. 88.009D (Hood)
2455 WASHINGTON STREET, south side between Fillmore and Webster Streets, Lot 26 in Assessor's Block 612 - Discretionary Review of Building Permit Application No. 8712059, as described above.
11. 87.818R (Marsh)
18TH AND CASTRO STREETS, northeast corner adjacent to Lot 57 in Assessor's Block 3582 - Review for consistency with the Master Plan of a proposal to install a flower stand within the sidewalk area adjacent to the subject property within the Castro Street Neighborhood Commercial District.
12. 87.844C (Marsh)
1343 SACRAMENTO STREET, south side between Leavenworth and Jones Streets, Lot 36 in Assessor's Block 247 - Request for authorization of Conditional Use to allow a Community Parking Lot for up to 8 automobiles within the rear yard of the subject property in an RM-4 (Mixed Residential, High Density) district.
13. 86.582EZ (Pearl)
315 CORBETT AVENUE and 3118 MARKET STREET, northwest side west of Danvers Street, Lots 48 and 55 in Assessor's Block 2659 - Request to RECLASSIFY two parcels from RH-2 (House, Two-Family) to RM-3 (Mixed Residential, Moderate Density) zoning to attempt to establish the legal use of a fifth dwelling unit installed without benefit of permit at 315 Corbett Avenue. The proposal would also require the

Item #86.582EZ (Cont)

granting of a variance from the off-street parking (City Planning Code Section 151 - Table 4) or front setback (City Planning Code Section 132(f)) requirements to establish the legal use of the fifth dwelling unit, because the property lacks the required one additional independently accessible off-street parking space.

(Continued from Regular Meeting of January 28, 1988)

14. 87.081PCPC (Skiffer)
654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Amending previously approved Conditional Use application (82.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of arcel 3 into 38 lots for development of 110 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision consists of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development may require exceptions from the rear yard and open space requirements of the Planning Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district.

4:00 P.M.

15. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of January 28, 1988)
16. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.
(Continued from Regular Meeting of January 28, 1988)
17. 87.639D (Berkowitz)
109 ALTON AVENUE, south side between 9th and Lopez Avenues, Lot 20 in Assessor's Block 2818 - Consideration of request for Discretionary Review of Building Permit Application No. 8711528 for the RENOVATION OF HOUSE INTERIOR, ADDITION OF FAMILY AND PLAY ROOMS AND ADDITION OF STORY OF OCCUPANCY in an RH-1(D) (House, One-Family, Detached Dwelling) district.

18. 87.639D (Berkowitz)
109 ALTON AVENUE, south side between 9th and Lopez Avenues, Lot 20 in Assessor's Block 2818 - Discretionary Review of Building Permit Application No. 8711528, as described above.
19. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-1(D) (House, One-Family, Detached Dwelling) district.
20. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
21. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 21, 1988)
22. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of January 21, 1988)
23. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 28, 1988)
24. 87.611D (Nixon)
770 - 23RD AVENUE, east side between Fulton and Cabrillo Streets, Lot 34 in Assessor's Block 1665 - Consideration of request for Discretionary Review of Building Permit Application No. 8704611 for alterations to the existing two-story over garage single family structure, resulting in a THREE-STORY OVER GARAGE, TWO FAMILY STRUCTURE in an RH-2 (House, Two-Family) district.
25. 87.611D (Nixon)
770 - 23RD AVENUE, east side between Fulton and Cabrillo Streets, Lot 34 in Assessor's Block 1665 - Discretionary Review of Building Permit Application No. 8704611, as described above.

Item #86.582EZ (Cont)

granting of a variance from the off-street parking (City Planning Code Section 151 - Table 4) or front setback (City Planning Code Section 132(f)) requirements to establish the legal use of the fifth dwelling unit, because the property lacks the required one additional independently accessible off-street parking space.

(Continued from Regular Meeting of January 28, 1988)

14. 87.081CPCP (Skiffer)
654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Amending previously approved Conditional Use application (82.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of arcel 3 into 38 lots for development of 110 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision consists of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development may require exceptions from the rear yard and open space requirements of the Planning Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district.

4:00 P.M.

15. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of January 28, 1988)
16. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.
(Continued from Regular Meeting of January 28, 1988)
17. 87.639D (Berkowitz)
109 ALTON AVENUE, south side between 9th and Lopez Avenues, Lot 20 in Assessor's Block 2818 - Consideration of request for Discretionary Review of Building Permit Application No. 8711528 for the RENOVATION OF HOUSE INTERIOR, ADDITION OF FAMILY AND PLAY ROOMS AND ADDITION OF STORY OF OCCUPANCY in an RH-1(D) (House, One-Family, Detached Dwelling) district.

18. 87.639D (Berkowitz)
109 ALTON AVENUE, south side between 9th and Lopez Avenues, Lot 20 in Assessor's Block 2818 - Discretionary Review of Building Permit Application No. 8711528, as described above.
19. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-1(D) (House, One-Family, Detached Dwelling) district.
20. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
21. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 21, 1988)
22. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of January 21, 1988)
23. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 28, 1988)
24. 87.611D (Nixon)
770 - 23RD AVENUE, east side between Fulton and Cabrillo Streets, Lot 34 in Assessor's Block 1665 - Consideration of request for Discretionary Review of Building Permit Application No. 8704611 for alterations to the existing two-story over garage single family structure, resulting in a THREE-STORY OVER GARAGE, TWO FAMILY STRUCTURE in an RH-2 (House, Two-Family) district.
25. 87.611D (Nixon)
770 - 23RD AVENUE, east side between Fulton and Cabrillo Streets, Lot 34 in Assessor's Block 1665 - Discretionary Review of Building Permit Application No. 8704611, as described above.

26. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Building Permit Application No. 8713081 proposing CONSTRUCTION OF A THREE-STORY OVER GARAGE, THREE DWELLING UNIT STRUCTURE after demolition of the existing two-story over garage, single family structure in an RM-1 (Mixed Residential, Low Density) district.
27. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Discretionary Review of Building Permit Application No. 8713081, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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2/11/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 11, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 10 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Edelin)
Consideration of the Work Program and Budget for the Department of City Planning for Fiscal Year 1988-89.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to April 28, 1988)
3. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to April 28, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 87.800C (Green)
2075 MARKET STREET, south side between Church and 14th Streets, Lot 67 in Assessor's Block 3544 - Consideration of final language to APPROVE the authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.90 of the City

Item #87.800C (Cont)

Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to establish a self-service restaurant with counters and seating for up to 8 persons for on-site consumption and take-out of pasta dishes, cheeses, salads, etc., in approximately 650 square feet of floor area.

(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

F. REGULAR CALENDAR

5. 87.081PCP (Skiffer)
654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Amending previously approved Conditional Use application (82.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of Parcel 3 into 38 lots for development of 110 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision consists of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development may require exceptions from the rear yard and open space requirements of the Planning Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)
6. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of January 28, 1988)
7. 87.564C (Badiner)
941-949 MISSION STREET, south side of Mission Street between 5th and 6th Streets, Lots 89, 90 and 91 in Assessor's Block 3725 - Request for authorization of Conditional Use under City Planning Code Section 223(1) to permit an expansion of an existing parking lot in a C-3-S (Downtown Support) District and 160-F and 90-X Height and Bulk Districts. The project involves the demolition of two vacant buildings.

8. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of February 4, 1988)
9. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.
(Continued from Regular Meeting of February 4, 1988)
10. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of February 4, 1988)
11. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of February 4, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 18, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 18 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Allen, Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.798C (Hood)
208-208A STATES STREET, north side between Levant and Castro Streets, Lots 14 and 15 in Assessor's Block 2620 - Request for authorization of Conditional Use to legalize four dwelling units on two adjacent lots when the Planning Code allows dwelling at a density ratio up to one dwelling unit for each 1,500 square feet of lot area in an RH-2 (House, Two-Family) district.
(Proposed for continuation to February 25, 1988)
2. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 4, 1988)
(Proposed for continuation to March 3, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL REPORT; PUBLIC HEARING CLOSED

3. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

4. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)
5. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

F. REGULAR CALENDAR

6. 87.817C (Marsh)
745 BUCHANAN STREET, south side between Grove and Ivy Streets, Lots 1 and 3 in Assessor's Block 805 - Request for authorization of Conditional Use to establish a Neighborhood Center known as the Korean-American Community Educational Facility in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of January 28, 1988)

7. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of February 11, 1988)
8. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family, Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of January 21, 1988)
9. 87.710C (Casey)
4100 GEARY BOULEVARD, north side between 5th and 6th Avenues, Lot 16 in Assessor's Block 1437 - Request for authorization of Conditional Use in an NC-3 (Moderate-Scale Neighborhood Commercial) district to allow conversion of residential space to commercial use on the second floor.
10. 87.711C (Casey)
4110 GEARY BOULEVARD, north side between 5th and 6th Avenues, Lot 17 in Assessor's Block 1437 - Request for authorization of Conditional Use in an NC-3 (Moderate-Scale Neighborhood Commercial) district to allow conversion of residential space to existing office use on the second floor.
11. 87.631C (Casey)
1201 ORTEGA STREET - SAN FRANCISCO CONSERVATORY OF MUSIC, southwest corner of 19th Avenue, Lots 2, 3, 36 and 37 in Assessor's Block 2115 - Request for authorization of Conditional Use to construct an addition of 1,400 square feet to second floor, expanding practice rooms and library stacking space, done in conjunction with seismic and life safety upgrade. Also to maintain current use of single family house at 1932 - 20th Avenue as administrative offices and open a driveway onto 20th Avenue from the Conservatory parking lot.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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2/25/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 25, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 22 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. Report on the Status of Compliance with the Child Care Requirements in Approved Office/Hotel Developments and other Special Office Projects.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to March 3, 1988)
3. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to March 3, 1988)
4. 87.691D (Berkowitz)
329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Consideration of request for Discretionary Review of Building Permit Application No. 8714291 for the raising of a structure and remodeling kitchens and baths in an RH-2 (House, Two-Family) district.
(Proposed for continuation to March 3, 1988)

5. 87.691D (Berkowitz)
329 COLLINGWOOD STREET, east side between 20th and 21st Streets,
Lot 25 in Assessor's Block 2752 - Discretionary Review of Building
Permit Application No. 8714291, as described above.
(Proposed for continuation to March 3, 1988)
6. 85.533ZT (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on
the east by Fifth Street, on the north by Market Street, and on the
south by Mission and Natoma Streets - Consideration of permanent
controls including amendments to the Zoning Map and City Planning
Code text to reclassify the Height and Bulk Districts for portions of
Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein
from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X -
105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of
the City Planning Code by adding Sections 263.11 and 296 to provide
for exceptions to the base height limits in the Mid-Market area and
for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of
February 4, 1988)
(Proposed for continuation to March 24, 1988)
7. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in
Assessor's Block 1308 - Consideration of request for Discretionary
Review of Building Permit Application No. 8709166 for the ADDITION OF
A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D)
(House, One-Family, Detached Dwellings) district.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for indefinite continuation)
8. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in
Assessor's Block 1308 - Discretionary Review of Building Permit
Application No. 8709166, as described above.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for indefinite continuation)
9. 87.709D (Berkowitz)
26-28 MUSEUM WAY, south side near Levant Street, Lot 73 in Assessor's
Block 2620 - Consideration of request for Discretionary Review of
Building Permit Application No. 8711249 for the construction of a
two-story, two-unit residential building in an RH-2 (House,
Two-Family) district.
(Note: The building permit application has been withdrawn.)
10. 87.709D (Berkowitz)
26-28 MUSEUM WAY, south side near Levant Street, Lot 73 in Assessor's
Block 2620 - Discretionary Review of Building Permit Application No.
8711249, as described above.
(Note: The building permit application has been withdrawn.)

E. CONSIDERATION OF FINDINGS AND FINAL RESOLUTION; PUBLIC HEARING CLOSED

11. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of February 18, 1988)
12. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of February 18, 1988)
13. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Public Hearing Closed and Continued from Regular Meeting of February 18, 1988)

F. REGULAR CALENDAR

14. 83.196E (Maxwell)
1169 MARKET STREET (TRINITY PLAZA), southeast corner of Market and Eighth Streets, Lots 39, 51, 52 and 53 in Assessor's Block 3702 - Certification of Final Environmental Impact Report for the proposed construction of three 240-foot tall towers and one 10-story building with about 1,450,735 gross square feet of residential space (1,999 dwelling units), 132,500 gross square feet of retail space, 49,600 gross square feet of office space, 48,565 gross square feet of tenant storage, and 904 parking spaces after the demolition of a three- to seven-story building with residential, retail and parking space.
15. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family, Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of February 18, 1988)
16. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 27198 - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of February 18, 1988)
17. 87.564C (Badiner)
941-949 MISSION STREET, south side of Mission Street between 5th and 6th Streets, Lots 89, 90 and 91 in Assessor's Block 3725 - Request for authorization of Conditional Use under City Planning Code Section 223(1) to permit an expansion of an existing parking lot in a C-3-S (Downtown Support) District and 160-F and 90-X Height and Bulk Districts. The project involves the demolition of two vacant buildings.
(Continued from Regular Meeting of February 11, 1988)
18. 88.036C (Nishimura)
1104 YORK STREET, southwest corner at 23rd Street, Lot 38 in Assessor's Block 4209 - Request for authorization of Conditional Use to continue to operate a nonconforming metal fabrication shop within a Nonconforming Use with an approximate total gross floor area of 10,000 square feet in an RM-1 (Mixed Residential, Low Density) district.
19. 88.037D (Green)
4049 - 24TH STREET, south side between Castro and Noe Streets, Lot 24 in Assessor's Block 6507 - Consideration of request for Discretionary Review of Building Permit Application No. 8715679 for alterations to the existing ground floor of a three-story building resulting in the establishment of a Radio Shack retail store.

20. 88.037D (Green)
4049 - 24TH STREET, south side between Castro and Noe Streets, Lot 24 in Assessor's Block 6507 - Discretionary Review of Building Permit Application No. 8715679, as described above.
21. 87.748EZ (Dean)
~~2724-2754 OCTAVIA STREET~~, east side between Union and Green Streets, and ~~1746-1796 GREEN STREET~~, north side between Octavia and Gough Streets, Lots 4, 5, 6, 7, 8, 8A, 8B, and 9 in Assessor's Block 544 - Appeal of Preliminary Negative Declaration for the proposal to reclassify eight lots from RH-2 (House, Two-Family) district to RM-2 (Mixed Residential, Moderate Density) district or RH-3 (House, Three-Family) district or other appropriate district and to construct a 3-story-over-existing-garage 12-unit building with a 25-stall Community Garage at 1776 Green Street.
22. 87.798C (Hood)
208-208A STATES STREET, north side between Levant and Castro Streets, Lots 14 and 15 in Assessor's Block 2620 - Request for authorization of Conditional Use to legalize four dwelling units on two adjacent lots when the Planning Code allows dwelling at a density ratio up to one dwelling unit for each 1,500 square feet of lot area in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 18, 1988)
23. 87.616EC (Hood)
1321 NATOMA STREET, east side between 14th and 15th Streets, Lot 3 in Assessor's Block 3548 - Request for authorization of Conditional Use to construct eight dwelling units in a C-M (Heavy Commercial) zoning district.
24. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
25. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404, as described above.

4:00 P.M.

26. 88.063D (Berkowitz)
2550 DIVISADERO STREET, east side between Broadway and Pacific Avenue, Lot 138 in Assessor's Block 961 - Consideration of request for Discretionary Review of Building Permit Application No. 8707787 for the proposed construction of a single-family house in an RH-1(D) (House, One-Family, Detached Dwellings) district.
27. 88.063D (Berkowitz)
2550 DIVISADERO STREET, east side between Broadway and Pacific Avenue, Lot 138 in Assessor's Block 961 - Discretionary Review of Building Permit Application No. 8707787, as described above.
28. 87.780C (Nixon)
723 - 23RD AVENUE, west side between Cabrillo and Fulton Streets, Lot 6 in Assessor's Block 1666 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 3 feet for a project subject to the Richmond and Sunset Districts' Interim Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add one bedroom, bathroom and deck to a one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.
29. 87.797C (Nixon)
1901 - 21ST AVENUE, southwest corner of Ortega Street and 21st Avenue, Lot 1A in Assessor's Block 2113 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 5 feet for a project subject to the Richmond and Sunset Districts' Interim Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add one story containing two bedrooms and two bathrooms to the existing one-story-over-garage single family structure in an RH-1 (House, One-Family) district.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 3, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 29 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 87.410ETZP (Marsh)
RICHMOND/SUNSET INTERIM CONTROLS - Consideration of adoption of Motion finding the previously adopted Richmond/Sunset Special Use District consistent with the San Francisco Local Coastal Program and City Planning Code Sections 330 through 330.16.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED OR WITHDRAWN

2. 86.701ZEC (Miller)
2455 BUSH STREET, south side between Scott and Pierce Streets, a through lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request to Reclassify Property from an RH-3 (House, Three-Family) to an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to March 10, 1988)
3. 86.701ZEC (Miller)
2455 BUSH STREET, south side between Scott and Pierce Streets, a through lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request for authorization of Conditional Use for OFF-STREET PARKING IN EXCESS OF ACCESSORY AMOUNTS in an RH-3 (House, Three-Family) district pending reclassification to an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to March 10, 1988)
4. 88.043C (Miller)
507 CAPP STREET, east side between 20th and 21st Streets, Lot 46 in Assessor's Block 3610 - Request for authorization of Conditional Use to EXPAND AN EXISTING RESIDENTIAL CARE FACILITY for elderly residents from six to nine residents in an RM-1 (Mixed Residential, Low Density) district.
(Proposed for continuation to March 10, 1988)

5. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Proposed for continuation to March 10, 1988)
6. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for VARIANCE OF REAR YARD REQUIREMENTS in order to permit the expansion of an existing RELIGIOUS FACILITY approximately 17.5 feet into the otherwise-required rear yard (on a 50-foot-wide lot). This projection would be approximately 32 feet in width with side setbacks of approximately eight and ten feet on the south and north sides respectively.
(Proposed for continuation to March 10, 1988)
7. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 18, 1988)
(Proposed for continuation to March 17, 1988)
8. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 25, 1988)
(Proposed for continuation to March 17, 1988)
9. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of February 25, 1988)
(Proposed for continuation to March 17, 1988)
10. 88.054E (Deutsch)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts generally located east of Arguello Boulevard, Stanyan Street, and the Mount Sutro and Forest Hills/West Portal districts to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Proposed for continuation to March 17, 1988)

11. 85.525C (Miller)
2310 FUNSTON AVENUE, east side north of Taraval Street (at the dead end adjoining Herbert Hoover Junior High School), Lot 34 in Assessor's Block 2341 - Consideration of revocation of Conditional Use authorization granted January 9, 1986 by Motion No. 10544M for the operation of the Yeo Lai Sah Zen Temple in an RH-1(D) (House, One-Family, Detached Dwellings) district due to non-compliance with conditions of said authorization.
(Withdrawn)

E. REGULAR CALENDAR

12. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family, Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of February 25, 1988)
13. 87.710C (Casey)
4100 GEARY BOULEVARD, north side between 5th and 6th Avenues, Lot 16 in Assessor's Block 1437 - Request for authorization of Conditional Use to allow conversion of residential space to commercial use on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of February 18, 1988)
14. 87.745D (Nixon)
2191 - 31ST AVENUE, west side between Rivera and Quintara Streets, Lot 23 in Assessor's Block 2186 - Consideration of request for Discretionary Review of Building Permit Application No. 8708800 for a one-story addition to a one-story-over-garage single family structure in an RH-1 (House, One-Family) district.
15. 87.745D (Nixon)
2191 - 31ST AVENUE, west side between Rivera and Quintara Streets, Lot 23 in Assessor's Block 2186 - Discretionary Review of Building Permit Application No. 8708800, as described above.
16. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of February 4, 1988)
17. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of February 4, 1988)

18. 87.607D (Berkowitz)
850 PERALTA AVENUE, northwest corner of Mojave Street, Lot 10 in Assessor's Block 5690 - Consideration of request for Discretionary Review of Building Permit Application No. 8708961 for the construction of a single family house in an RH-1 (House, One-Family) district.
19. 87.607D (Berkowitz)
850 PERALTA AVENUE, northwest corner of Mojave Street, Lot 10 in Assessor's Block 5690 - Discretionary Review of Building Permit Application No. 8708961, as described above.
20. 87.691D (Berkowitz)
329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Consideration of request for Discretionary Review of Building Permit Application No. 8714291 for the raising of a structure and remodeling kitchens and baths in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 25, 1988)
21. 87.691D (Berkowitz)
329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Discretionary Review of Building Permit Application No. 8714291, as described above.
(Continued from Regular Meeting of February 25, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 3, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 3 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

- 11a. 87.564C (Badiner)
941-949 MISSION STREET, south side of Mission Street between 5th and 6th Streets, Lots 89, 90 and 91 in Assessor's Block 3725 - Consideration of final language to APPROVE the authorization of Conditional Use under City Planning Code Section 223(1) to permit an expansion of an existing parking lot in a C-3-S (Downtown Support) District and 160-F and 90-X Height and Bulk Districts. The project involves the demolition of two vacant buildings.
(Public Hearing Closed and Continued from Regular Meeting of February 25, 1988)

F. REGULAR CALENDAR

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 10, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
MAR 8 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

- 1. 88.043C (Miller)
507 CAPP STREET, east side between 20th and 21st Streets, Lot 46 in Assessor's Block 3610 - Request for authorization of Conditional Use to EXPAND AN EXISTING RESIDENTIAL CARE FACILITY for elderly residents from six to nine residents in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 3, 1988)
(Proposed for continuation to March 17, 1988)
- 2. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 3, 1988)
(Proposed for continuation to March 17, 1988)
- 3. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for VARIANCE OF REAR YARD REQUIREMENTS in order to permit the expansion of an existing RELIGIOUS FACILITY approximately 17.5 feet into the otherwise-required rear yard (on a 50-foot-wide lot). This projection would be approximately 32 feet in width with side setbacks of approximately eight and ten feet on the south and north sides respectively.
(Continued from Regular Meeting of March 3, 1988)
(Proposed for continuation to March 17, 1988)

E. CONSENT CALENDAR

4. 88.088A (Badiner)
405 MONTGOMERY STREET, northwest corner of Montgomery and California Streets, Lot 3 in Assessor's Block 240 - REQUEST FOR A PERMIT TO ALTER A CATEGORY I PRESERVATION BUILDING. The project involves the removal of 1950's alterations to the lower facades on both California and Montgomery Streets and the replacement with a classically-inspired base. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The case file and the Director's recommendation are available for inspection at the Department of City Planning.

F. REGULAR CALENDAR

5. 85.484E (Maltzer)
SOUTHWEST SEWAGE TREATMENT FACILITIES, east of the Great Highway and south of the San Francisco Zoo, a portion of Assessor's Block 7281 - Certification of Final Environmental Impact Report for the proposed construction of partially above ground and partially underground sewage treatment facility.
6. 85.484R (Marsh)
SOUTHWEST SEWAGE TREATMENT FACILITIES, east of the Great Highway and south of the San Francisco Zoo, a portion of Assessor's Block 7281 - Review for consistency with the Master Plan of a proposal to construct a partially above ground and partially underground sewage treatment facility within a P/OS/C-Z (Public Use/Open Space/Coastal Zone) district.
7. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single family dwelling.
(Continued from Regular Meeting of February 25, 1988)
8. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of February 25, 1988)

9. 87.841C (Green)
2430 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a four (4) story mixed use building with 490 square feet of ground floor commercial area, three (3) off-street parking spaces (at ground floor), approximately 1,173 square feet of commercial area on the second floor, and three (3) dwelling units on two floors above, on a lot approximately 2,500 square feet in size.

Adjournment.

NOTE: Case No. 86.701ZEC, 2455 BUSH STREET (CALIFORNIA TENNIS CLUB), public hearing on zoning reclassification and conditional use authorization for a parking garage has been continued to April 7, 1988.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 17, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 15 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

1. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Proposed for continuation to March 24, 1988)
2. 87.430C (Nishimura)
1465 AND 1469 VAN DYKE AVENUE, between Keith and Jennings Streets, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of a nonconforming drayage use in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of December 10, 1987)
(Proposed for continuation to March 31, 1988)
3. 87.477EZ (Casey)
606-618 SANCHEZ STREET, southwest corner of 19th and Sanchez Streets, Lots 1, 1A, 1B, 4, 73, 74, 74A, 82, 83, and 84 in Assessor's Block 3601 - Request to RECLASSIFY property from RH-2 (House, Two-Family) zoning to RH-3 (House, Three-Family) zoning.
(Proposed for continuation to April 21, 1988)

E. REGULAR CALENDAR

4. 88.054E (Deutsch)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts generally located east of Arguello Boulevard, Stanyan Street, and the Mount Sutro and Forest Hills/West Portal districts to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Continued from Regular Meeting of March 3, 1988)
5. 88.051C (Green)
2001 UNION STREET, south side between Buchanan and Webster Streets within the Union Street Plaza Building, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment, defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code, within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment to the existing two (2) story (approximately) 4,100 square feet restaurant and bar. The subject establishment is currently licensed as a Dance Hall.
6. 87.837C (Casey)
300 ANZA STREET, northwest corner of Collins and Anza Streets, Lot 31 in Assessor's Block 1040 - Request for authorization of Conditional Use for expansion of a senior center by adding a second floor addition of one room 262.5 square feet at north end of the center in an RH-3 (House, Three-Family) district.
7. 88.043C (Miller)
507 CAPP STREET, east side between 20th and 21st Streets, Lot 46 in Assessor's Block 3610 - Request for authorization of Conditional Use to EXPAND AN EXISTING RESIDENTIAL CARE FACILITY for elderly residents from six to nine residents in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 10, 1988)
8. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 10, 1988)

9. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for VARIANCE OF REAR YARD REQUIREMENTS in order to permit the expansion of an existing RELIGIOUS FACILITY approximately 17.5 feet into the otherwise-required rear yard (on a 50-foot-wide lot). This projection would be approximately 32 feet in width with side setbacks of approximately eight and ten feet on the south and north sides respectively.
(Continued from Regular Meeting of March 10, 1988)
10. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 3, 1988)
11. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of March 3, 1988)
12. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 3, 1988)
13. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 3, 1988)
14. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of March 3, 1988)

3:00 P.M.

15. 87.622D (Berkowitz)
235 COLLINS STREET, west side between Geary Boulevard and Anza Street, Lot 2 in Assessor's Block 1090 - Consideration of request for Discretionary Review of Building Permit Application No. 8712955 for the DEMOLITION OF A TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.

16. 87.622D (Berkowitz)
235 COLLINS STREET, west side between Geary Boulevard and Anza Street, Lot 2 in Assessor's Block 1090 - Discretionary Review of Building Permit Application No. 8712955, as described above.
17. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 81, 8U, 8V, and 9 in Assessor's Block 6322 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881 for the EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1 (House, One-Family) district.
18. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 81, 8U, 8V, and 9 in Assessor's Block 6322 - Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881, as described above.
19. 87.832D (Berkowitz)
1405 MONTGOMERY STREET, west side between Greenwich and Filbert Streets, Lot 4 in Assessor's Block 86 - Consideration of request for Discretionary Review of Building Permit Application No. 8713705 for remodeling of an existing structure and the ADDITION OF A STORY OF OCCUPANCY in an RH-3 (House, Three-Family) district.
20. 87.832D (Berkowitz)
1405 MONTGOMERY STREET, west side between Greenwich and Filbert Streets, Lot 4 in Assessor's Block 86 - Discretionary Review of Building Permit Application No. 8713705, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 24, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 22 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Badiner)
OFFICE DEVELOPMENT LIMITATION PROGRAM - Informational presentation of rules and regulations of the City Planning Commission for evaluating office development projects in the next approval period.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 85.5332T (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of February 25, 1988)
(Proposed for continuation to April 7, 1988)
3. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Proposed for continuation to April 7, 1988)

4. 87.538EACV (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Request for authorization of Conditional Use to permit A BED AND BREAKFAST INN of ten (10) units in three (3) existing renovated buildings and one new building with four (4) on-site parking spaces. Lot 3 is located within an RH-3 (House, Three-Family) district and Lot 3H is located within an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Proposed for continuation to April 7, 1988)
5. 87.538EACV (Marsh)
30 BLACKSTONE COURT within Blackstone Court Historic District, south side between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lot 3 in Assessor's Block 504 - Request for A REAR YARD VARIANCE to construct a rear deck addition to the Abraham House consisting of a deck, a semi-enclosed porch and a staircase at the second level of the existing two-story building located within an RH-3 (House, Three-Family) district. The proposed deck would extend to within 36 feet of the rear property line, when the Planning Code requires an open and unobstructed rear yard equal to 50 feet measured from the rear property line.
(Proposed for continuation to April 7, 1988)
6. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Proposed for continuation to April 21, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Consideration of final language to APPROVE the authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Public Hearing Closed and Continued from Regular Meeting of March 17, 1988)

F. REGULAR CALENDAR

8. 88.112EM (Shotland)
Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan. The proposed amendments would: 1) amend the Element by adding an introduction; and 2) amend the text in City-wide Policy 1 to correctly reflect the open space standard for urban areas developed by the National Park and Recreation Association.
9. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Continued from Regular Meeting of February 25, 1988)
10. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Continued from Regular Meeting of February 25, 1988)
11. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Continued from Regular Meeting of February 25, 1988)

12. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 17, 1988)
13. 87.758Q (Hood)
1920 JEFFERSON STREET, north side between Broderick and Divisadero Streets, Lot 7 in Assessor's Block 911 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RM-3 (Mixed Residential, Medium Density) district.
(Joint hearing with the Department of Public Works.)
14. 88.008Q (Hood)
3191-3193 WASHINGTON STREET AND 2050 LYON STREET, southeast corner of Washington and Lyon Streets, Lot 25 in Assessor's Block 999 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision requesting exception from the moderate-income housing provision of the Subdivision Code in an RH-3 (House, Three-Family) district.
(Joint hearing with the Department of Public Works.)
15. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Continued from Regular Meeting of March 17, 1988)
16. 88.42C (Green)
999 OCEAN AVENUE, corner of Harold Avenue, Lot 1 in Assessor's Block 6946 - Request for authorization of Conditional Use to allow the CONVERSION OF AN EXISTING AUTO SERVICE STATION (Section 790.17) to an Auto Gas Station as defined by Section 790.14 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to discontinue the provision of repair services, eliminate the existing service bay, add a new sales kiosk, and continue with the sale of gasoline only on a lot approximately 5,575 square feet in size.
17. 88.59C (Green)
1609 POWELL STREET, west side between Green and Union Streets, Lot 8 in Assessor's Block 118 - Request for authorization of Conditional Use to allow the existing Alcoholic Beverage Control License to be upgraded for an existing restaurant within the North Beach Neighborhood Commercial District. The proposal is to convert the

- Item #88.59C (Cont)
existing on-sale beer and wine license to an on-sale general license for the existing Italian restaurant in approximately 1,550 square feet of floor area. The proposal involves no physical alteration.
18. 88.95C (Green)
564 CASTRO STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 2695 - Request for authorization of Conditional Use to allow the transfer of the operation of a previously-approved small self-service establishment to another party within the Castro Street Neighborhood Commercial District. The proposal is to convert the existing establishment to a self-service bakery without seating operated by a new party (Susanne's Muffins) in approximately 967 square feet of floor area.
19. 88.048D (Green)
1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Consideration of request for Discretionary Review of Building Permit Application No. 8716879 for the proposed alterations to the existing one-story building resulting in the establishment of a Walgreens retail drug store.
20. 88.048D (Green)
1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Discretionary Review of Building Permit Application No. 8716879, as described above.

3:30 P.M.

21. 88.012EZ (Dowdee)
AREA GENERALLY BOUNDED BY SUTTER, PIERCE, POST AND DIVISADERO STREETS, near Mount Zion Medical Center, Lot 27 in Assessor's Block 1077 and Lots 15, 18, 19, 22-25 and 40 in Assessor's Block 681 - Consideration of proposed amendment to the Zoning Map to reclassify the Height and Bulk District from a 50-X district to a 65-A district. The proposed changes to the Zoning Map would raise the height limit in the area from 50 feet to 65 feet and change the bulk limit from X to A. The current use districts in the subject area are NC-3 (Moderate-Scale Neighborhood Commercial) and RH-3 (House, Three-Family) and are not proposed for change.
22. 87.678D (Nixon)
258 - 18TH AVENUE, east side between California and Clement Streets, Lot 30 in Assessor's Block 1416 - Consideration of request for Discretionary Review of Building Permit Application No. 8707464 proposing addition of one-story parking and one unit to the existing two-story single family structure in an RH-2 (House, Two-Family) district.
23. 87.678D (Nixon)
258 - 18TH AVENUE, east side between California and Clement Streets, Lot 30 in Assessor's Block 1416 - Discretionary Review of Building Permit Application No. 8707464, as described above.

24. 87.610D (Nixon)
566 - 36TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 30 in Assessor's Block 1509 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8712172 and Building Permit Application No. 8712173 proposing demolition of a single family structure and construction of a two family structure in an RH-2 (House, Two-Family) district.
25. 87.610D (Nixon)
566 - 36TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 30 in Assessor's Block 1509 - Discretionary Review of Demolition Permit Application No. 8712172 and Building Permit Application No. 8712173, as described above.
26. 87.685C (Mendoza)
2372-2374 LOMBARD STREET, north side between Scott and Pierce Streets, Lot 19 in Assessor's Block 489 - Request for authorization of Conditional Use to permit A BED AND BREAKFAST INN in a two family dwelling in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The project is to legalize the conversion of two dwelling units to two tourist hotel guest rooms.
27. 87.748EZ (Dean)
2724-2754 OCTAVIA STREET, east side between Union and Green Streets, and 1746-1796 GREEN STREET, north side between Octavia and Gough Streets, Lots 4, 5, 6, 7, 8, 8A, 8B, and 9 in Assessor's Block 544 - Appeal of Preliminary Negative Declaration for the proposal to reclassify eight lots from RH-2 (House, Two-Family) district to RM-2 (Mixed Residential, Moderate Density) district or RH-3 (House, Three-Family) district or other appropriate district and to construct a 3-story-over-existing-garage 12-unit building with a 25-stall Community Garage at 1776 Green Street.
(Continued from Regular Meeting of February 25, 1988)
28. 87.748EZ (Marsh)
2724-2754 OCTAVIA STREET, east side between Union and Green Streets, and 1746-1796 GREEN STREET, north side between Octavia and Gough Streets, Lots 4, 5, 6, 7, 8, 8A, 8B, and 9 in Assessor's Block 544 - Request to reclassify eight lots from RH-2 (House, Two-Family) district to RM-2 (Mixed Residential, Moderate Density) district or RH-3 (House, Three-Family) district or other appropriate district with a present Height and Bulk Designation of 40-X to remain unchanged. The proposal would permit a 3-story-over-existing-garage 12-unit building with a 25-stall Community Garage at 1776 Green Street.

5:30 P.M.

29. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of proposed City Planning Code text amendments to create new categories of uses called live/work units and commercial and cultural arts activities, to create certain parking and open space standards for these uses,

Item #88.041ET (Cont)

and to permit commercial and cultural arts activities and live/work units limited to commercial and cultural arts activities as a principal use in commercial and industrial (RC, C-1, C-2, C-3, C-M, M-1, and M-2) districts and to permit live/work units limited to commercial and cultural arts activities as a conditional use in existing, non-residential structures in residential (RH and RM) districts.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 31, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 29 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED OR WITHDRAWN

1. 88.79C (Green)
430 JUDAH STREET, northeast corner of 10th Avenue, Lot 21 in Assessor's Block 1764 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing a second story dwelling unit and an abandoned auto service station within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing buildings with a new two (2) story mixed use building containing ground floor commercial space, second story office space, and two (2) second story dwelling units with off-street parking provided at grade level, on a lot approximately 4,700 square feet in size.
(Proposed for continuation to April 14, 1988)
2. 87.841C (Green)
2430 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a four (4) story mixed use building with 490 square feet of ground floor commercial area, three (3) off-street parking spaces (at ground floor), approximately 1,173 square feet of commercial area on the second floor, and three (3) dwelling units on two floors above, on a lot approximately 2,500 square feet in size.
(Continued from Regular Meeting of March 10, 1988)
(Proposed for indefinite continuation)

3. 87.430C (Nishimura)
1465 AND 1469 VAN DYKE AVENUE, between Keith and Jennings Streets, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of a nonconforming drayage use in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 17, 1988)
NOTE: This application has been withdrawn.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 87.685C (Mendoza)
2372-2374 LOMBARD STREET, north side between Scott and Pierce Streets, Lot 19 in Assessor's Block 489 - Consideration of final language to APPROVE the authorization of Conditional Use to permit A BED AND BREAKFAST INN in a two family dwelling in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The project is to legalize the conversion of two dwelling units to two tourist hotel guest rooms.
(Public Hearing Closed and Continued from Regular Meeting of March 24, 1988)

F. REGULAR CALENDAR

5. 88.072C (Nishimura)
1970 McALLISTER STREET, north side between Central Avenue and Lyon Street, Lot 14 in Assessor's Block 1159 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of an existing nonconforming automobile repair garage use within an approximate total gross floor area of 17,490 square feet in an RM-1 (Mixed Residential, Low Density) district.
6. 88.096C (Nishimura)
3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.
7. 88.74C (Green)
1089-1099 TENNESSEE STREET, northeast corner of 22nd Street, Lot 21 in Assessor's Block 4108 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a self-service styled restaurant with some accessory catering services with seating for up to 12 persons in approximately 1,600 square feet of floor area.

8. 87.523E (MacKenzie)
KEZAR CORNER MASTER PLAN, Area bounded by Kezar Drive, Waller and Stanyan Streets and Lincoln Way, portions of Assessor's Blocks 1263, 1264 and 1700 - Appeal of Preliminary Negative Declaration for the proposed two-phase development program for the revitalization of Kezar Corner in Golden Gate Park. Project includes rehabilitation and capacity reduction of Kezar Stadium, vacation of Arguello Boulevard and Waller Street for 100-space parking, improvements to existing facilities, and landscaping. The project also requires review for consistency with the City's Master Plan.
9. 87.523ER (Marsh)
KEZAR CORNER MASTER PLAN - Review for consistency with the Master Plan of a proposal to vacate a portion of Arguello Boulevard from Frederick Street to Kezar Drive and Waller Street from Stanyan Street to Kezar Drive which would create new street access to parking along Waller Street and construction of an emergency access for police along the south side of Waller Street connecting the Police Station to Stanyan Street.
10. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 24, 1988)
11. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 17, 1988)
12. 87.628J (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of March 17, 1988)
13. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 17, 1988)

14. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Discretionary Review of Building
Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of March 17, 1988)
15. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and
Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 -
Consideration of request for Discretionary Review of Building Permit
Application Nos. 8717034, 8717879, 8717880 and 8717881 for the
EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1
(House, One-Family) district.
(Continued from Regular Meeting of March 17, 1988)
16. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and
Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 -
Discretionary Review of Building Permit Application Nos. 8717034,
8717879, 8717880 and 8717881, as described above.
(Continued from Regular Meeting of March 17, 1988)
17. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots
49 and 50 in Assessor's Block 4094 - Consideration of request for
Discretionary Review of Building Permit Application Nos. 8711654,
8711655 and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT
RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
18. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots
49 and 50 in Assessor's Block 4094 - Discretionary Review of Building
Permit Application Nos. 8711654, 8711655 and 8711656, as described
above.

3:30 P.M.

19. 87.745D (Nixon)
2191 - 31ST AVENUE, west side between Rivera and Quintara Streets,
Lot 23 in Assessor's Block 2186 - Consideration of request for
Discretionary Review of Building Permit Application No. 8708800 for a
one-story addition to a one-story-over-garage single family structure
in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 3, 1988)
20. 87.745D (Nixon)
2191 - 31ST AVENUE, west side between Rivera and Quintara Streets,
Lot 23 in Assessor's Block 2186 - Discretionary Review of Building
Permit Application No. 8708800, as described above.
(Continued from Regular Meeting of March 3, 1988)

21. 87.670D (Nixon)
1578 - 10TH AVENUE, east side between Kirkham and Lawton Streets, Lot 26 in Assessor's Block 1855 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8714447 and Building Permit Application No. 8614827 for demolition of a two-story, two dwelling unit structure without parking and construction of a two-story-over-garage, two unit structure in an RH-2 (House, Two-Family) district.
22. 87.670D (Nixon)
1578 - 10TH AVENUE, east side between Kirkham and Lawton Streets, Lot 26 in Assessor's Block 1855 - Discretionary Review of Demolition Permit Application No. 8714447 and Building Permit Application No. 8614827, as described above.
23. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street, Lot 5 in Assessor's Block 1713 - Consideration of request for Discretionary Review of Building Permit Application No. 8711879 for construction of a three-story rear addition to a three-story single family structure in an RH-1 (House, One-Family) district.
24. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street, Lot 5 in Assessor's Block 1713 - Discretionary Review of Building Permit Application No. 8711879, as described above.
25. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
26. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
27. 88.100C (Gallagher)
900 COLE STREET, southeast corner of Cole and Carl Streets, Lot 25 in Assessor's Block 1271 - Request for authorization of Conditional Use under City Planning Code Sections 710.42, 719.42 and 186.1 to permit the significant intensification of a full-service restaurant and to

Item #88.100C (Cont)

establish a Place of Entertainment under Section 710.48 within an existing bar and restaurant in an NC-1 (Neighborhood Commercial Cluster) District, one quarter mile from the Haight Street Neighborhood Commercial District.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION DOCUMENTS DEPT.
REGULAR MEETING
THURSDAY
APRIL 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

APR 5 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

12:00 NOON

FIELD TRIP - To view various housing projects in the Bayview Hunters' Point area.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Passmore)
250 PALO ALTO, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site.
2. (Passmore)
Consideration of Motion Recommending that the Board of Supervisors Approve Proposed Amendments of Sections 41A.4 and 41A.5 of the San Francisco Administrative Code (The Apartment Unit Conversion Ordinance) to broaden the definition of tourist use, define injury, provide additional enforcement methods and authorize civil penalties for violation.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENTS

D. ITEMS TO BE CONTINUED

3. 87.695C (Hood)
3340 STEINER STREET, east side between Chestnut and Lombard Streets, Lot 19 in Assessor's Block 491 - Request for authorization of Conditional Use to DEMOLISH A BUILDING CONTAINING ONE DWELLING UNIT in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to April 21, 1988)

4. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow CONVERSION OF RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOORS TO COMMERCIAL OFFICE SPACE in the Hayes-Gough Neighborhood Commercial District.
(Proposed for continuation to April 21, 1988)
5. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881 for the EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 31, 1988)
(Proposed for continuation to May 5, 1988)
6. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881, as described above.
(Continued from Regular Meeting of March 31, 1988)
(Proposed for continuation to May 5, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.072C (Nishimura)
1970 McALLISTER STREET, north side between Central Avenue and Lyon Street, Lot 14 in Assessor's Block 1159 - Consideration of final language to APPROVE the authorization of Conditional Use to extend the termination date for an additional five (5) years of an existing nonconforming automobile repair garage use within an approximate total gross floor area of 17,490 square feet in an RM-1 (Mixed Residential, Low Density) district.
(Public Hearing Closed and Continued from Regular Meeting of March 31, 1988)
8. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Consideration of final language to APPROVE Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of March 31, 1988)

F. REGULAR CALENDAR

9. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of proposed City Planning Code text amendments to create new categories of uses called live/work units and commercial and cultural arts activities, to create certain parking and open space standards for these uses, and to permit commercial and cultural arts activities and live/work units limited to commercial and cultural arts activities as a principal use in commercial and industrial (RC, C-1, C-2, C-3, C-M, M-1, and M-2) districts and to permit live/work units limited to commercial and cultural arts activities as a conditional use in existing, non-residential structures in residential (RH and RM) districts.
(Continued from Regular Meeting of March 24, 1988)
10. 88.048D (Green)
1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Consideration of request for Discretionary Review of Building Permit Application No. 8716879 for the proposed alterations to the existing one-story building resulting in the establishment of a Walgreens retail drug store.
(Continued from Regular Meeting of March 24, 1988)
11. 88.048D (Green)
1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Discretionary Review of Building Permit Application No. 8716879, as described above.
(Continued from Regular Meeting of March 24, 1988)
12. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Continued from Regular Meeting of March 24, 1988)
13. 87.492C (Green)
4867 MISSION STREET, south side between France and Russia Avenues, Lot 15A in Assessor's Block 6272 - Request for authorization of Conditional Use to REDUCE THE AMOUNT OF REQUIRED PARKING FOR A DWELLING UNIT within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize the conversion of floor area, previously used for required parking, to commercial use. The dwelling unit will remain in the upper level.

14. 88.085C (Green)
2390 MARKET STREET, northeast corner of Castro Street, Lot 15 in Assessor's Block 3562 - Request for authorization of Conditional Use to allow the ENLARGEMENT OF AN EXISTING FINANCIAL SERVICE (permitted Conditional Use) as defined by Section 790.110 of the City Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to expand the existing second story San Francisco Firemen Credit Union to the first story (along Market Street). The proposed expansion will increase the Credit Union to a total area of 13,653 square feet on two floors of occupancy.
15. 88.096C (Nishimura)
3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 31, 1988)
16. 87.678D (Nixon)
258 - 18TH AVENUE, east side between California and Clement Streets, Lot 30 in Assessor's Block 1416 - Discretionary Review of Building Permit Application No. 8707464 proposing addition of one-story parking and one unit to the existing two-story single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 24, 1988)
17. 88.123D (Hood)
2417-2419 LARKIN STREET, west side between Greenwich and Filbert Streets, Lot 7 in Assessor's Block 524 - Consideration of request for Discretionary Review of Building Permit Application No. 8802304 to merge five existing dwelling units into four dwelling units and to construct a garage containing two off-street parking spaces.
18. 88.123D (Hood)
2417-2419 LARKIN STREET, west side between Greenwich and Filbert Streets, Lot 7 in Assessor's Block 524 - Discretionary Review of Building Permit Application No. 8802304, as described above.
19. 86.701ZEC (Miller)
2455 BUSH STREET, south side between Scott and Pierce Streets, a Through Lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request to Reclassify Property from an RH-3 (House, Three-Family) to an NC-2 (Small-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of March 3, 1988)
20. 86.701ZEC (Miller)
2455 BUSH STREET, south side between Scott and Pierce Streets, a Through Lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request for authorization of Conditional Use for A PLANNED UNIT DEVELOPMENT for ADDITIONS TO AND EXPANSION OF AN INSTITUTION (California Tennis Club) [x\$711.81, 790.50(a)] involving construction of a 115-stall

Item #86.7012EC (Cont)

ground level community residential parking garage [\$711.95] and/or automobile parking garage [\$711.56] with five (relocated) tennis courts (surrounded by a 20-foot fence) on its roof, a second-story card room [\$711.81], on a lot exceeding 9,999 square feet [\$711.11] and involving a non-residential use of property exceeding 3,499 square feet [\$711.21], requiring an exception from the otherwise-applicable standards for height of fences in required open areas [§§136(c)(19), 711.12] in an RH-3 (House, Three-Family) district proposed for reclassification to an NC-2 (Small-Scale Neighborhood Commercial) district.

4:00 P.M.

21. 88.094C (Casey)
1145 CABRILLO STREET, southeast corner of Funston Avenue and Cabrillo Street, Lot 46 in Assessor's Block 1655 - Request for authorization of Conditional Use to CONVERT A SINGLE FAMILY DWELLING INTO A CHILDREN'S DAY CARE CENTER for 29 people including children and staff in an RH-1 (House, One-Family) district.
22. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of March 24, 1988)
23. 87.538EACV (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Request for authorization of Conditional Use to permit A BED AND BREAKFAST INN of ten (10) units in three (3) existing renovated buildings and one new building with four (4) on-site parking spaces. Lot 3 is located within an RH-3 (House, Three-Family) district and Lot 3H is located within an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of March 24, 1988)
24. 87.538EACV (Marsh)
30 BLACKSTONE COURT within Blackstone Court Historic District, south side between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lot 3 in Assessor's Block 504 - Request for A REAR YARD VARIANCE to construct a rear deck addition to the Abraham House consisting of a deck, a semi-enclosed porch and a staircase at the second level of the existing two-story building located within an RH-3 (House, Three-Family) district. The proposed deck would extend to within 36 feet of the rear property line, when the Planning Code requires an open and unobstructed rear yard equal to 50 feet measured from the rear property line.
(Continued from Regular Meeting of March 24, 1988)

25. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
26. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
27. 88.150D (Berkowitz)
38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Consideration of request for Discretionary Review of Building Permit Application No. 8710539 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
28. 88.150D (Berkowitz)
38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Discretionary Review of Building Permit Application No. 8710539, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF
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#14
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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 13 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima, Nothenberg and Rosenblatt.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational presentation on the Master Plan for the Presidio of San Francisco.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Resolution of Recognition and Appreciation for Toby Rosenblatt, President of the City Planning Commission.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 88.104C (Green)
200 FILLMORE STREET, northeast corner at Waller Street, Lot 20 in Assessor's Block 859 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a restaurant with seating for up to 49 persons within approximately 920 square feet of floor area, and within a 1/4 mile of the more restricted UPPER MARKET Neighborhood Commercial District.
(Proposed for continuation to April 21, 1988)
4. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of March 10, 1988)
(Proposed for continuation to May 12, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 87.492C (Green)
4867 MISSION STREET, south side between France and Russia Avenues, Lot 15A in Assessor's Block 6272 - Consideration of final language to APPROVE the authorization of Conditional Use to REDUCE THE AMOUNT OF REQUIRED PARKING FOR A DWELLING UNIT within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize the conversion of floor area, previously used for required parking, to commercial use. The dwelling unit will remain in the upper level. (Public Hearing Closed and Continued from Regular Meeting of April 7, 1988)

F. REGULAR CALENDAR

6. (Badiner)
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluating office development projects in the next approval period.
7. (Bash)
Public hearing on an ordinance to amend the Administrative Code by adding Chapter 56 to authorize Development Agreements.
8. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing Second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size. (Continued from Regular Meeting of April 7, 1988)
9. 88.79C (Green)
430 JUDAH STREET, northeast corner of 10th Avenue, Lot 21 in Assessor's Block 1764 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing a second story dwelling unit and an abandoned auto service station within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing buildings with a new two (2) story mixed use building containing ground floor commercial space, second story office space, and two (2) second story dwelling units with off-street parking provided at grade level, on a lot approximately 4,700 square feet in size. (Continued from Regular Meeting of March 31, 1988)

10. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area.
11. 88.143ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Consideration of request for Discretionary Review of Building Permit Application No. 8803303 for the construction of a three (3) story mixed use building containing commercial floor area on the first story, a total of twelve (12) dwelling units on second and third stories and 12 parking spaces at grade level in an NC-2 (Small-Scale Neighborhood Commercial) district.
12. 88.143ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Discretionary Review of Building Permit Application No. 8803303, as described above.

3:00 P.M.

13. 88.173D (Miller)
408 STANYAN STREET, east side between Fulton and Hayes Streets, Lot 22 in Assessor's Block 1191 - Consideration of request for Discretionary Review of Building Permit Application No. 8803368, proposing erection of a roof-top parabolic dish television receiving antenna 10.5 feet in diameter, the uppermost edge of which would be approximately 50 feet in height (above the point of measurement which is the top of the curb at the center of the property line) in an RH-3 (House, Three-Family) district and within an 80-D Height and Bulk District.
14. 88.173D (Miller)
408 STANYAN STREET, east side between Fulton and Hayes Streets, Lot 22 in Assessor's Block 1191 - Discretionary Review of Building Permit Application No. 8803368, as described above.
15. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 7, 1988)
16. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of April 7, 1988)

17. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Consideration of request for Discretionary Review of Building Permit Application No. 8709574, proposing demolition of the existing one-story-over-garage single family structure and construction of a two-story-over-garage two family structure in an RH-2 (House, Two-Family) district.
18. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Discretionary Review of Building Permit Application No. 8709574, as described above.
19. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Consideration of request for Discretionary Review of Building Permit Application No. 8709572 proposing demolition of the existing single family structure and construction of a two-story-over-garage three family structure in an RM-1 (Mixed Residential, Low Density) district (one unit per 800 sq. ft. of lot area) and a 40-X Height and Bulk District.
20. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Discretionary Review of Building Permit Application No. 8709572, as described above.
21. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Consideration of Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two family structure in an RH-2 (House, Two-Family) district.
22. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676, as described above.
23. 88.077C (Nixon)
3733 LINCOLN WAY, south side between 38th and 39th Avenues, Lot 7M in Assessor's Block 1712 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 4-1/2 feet for a project subject to the Richmond and Sunset Districts' Special Use District Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add a master bedroom suite and deck on top of the existing one-story-over-garage single family structure in an RH-1 (House, One-Family) district. The 443 square foot addition would be set in approximately 12 feet from the front building wall and 16 feet from the rear building wall.

4:30 P.M.

24. 87.509EC (Roos)
1125 PIERCE STREET AND 1145 SCOTT STREET, Lot 1 in Assessor's Block 752 and Lot 1 in Assessor's Block 1128 - Appeal of Preliminary Negative Declaration on the proposed demolition of three, 12-story vacant buildings with low-rise wings containing 332 dwelling units and parking and the proposed construction of clustered two- and three-story buildings containing about 203 single family dwelling units and 68 parking spaces. The project requires authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT.
25. 87.509EC (McDonald)
YERBA BUENA PLAZA WEST AT 1125 PIERCE STREET AND 1145 SCOTT STREET: 1125 Pierce Street being the entire block bounded by Pierce, Eddy, Scott and Turk Streets, Lot 1 in Assessor's Block 752, and 1145 Scott Street being the west side of Scott Street between Eddy and Turk Streets, Lot 1 in Assessor's Block 1128 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT WITH A TOTAL OF 203 DWELLING UNITS on two lots having a combined area of approximately 200,250 square feet and proposing exceptions from Planning Code requirements for rear yards and the number of required parking spaces in an RM-3 (Mixed Residential, Medium Density) district with a 40-X Height and Bulk designation.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF
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/21/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 21, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
APR 19 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Hemphill, Nakashima and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to extend current Professional Services Contracts to June 30, 1988 with Chester McGuire and Company and with the Center for Environmental Design Research, University of California.
2. 87.410ETZP (Marsh)
SAN FRANCISCO LOCAL COASTAL PROGRAM AMENDMENT NO. 1-88 (MAJOR) - Consideration of Resolution to establish a Richmond/Sunset Special Use District and a Housing Demolition ordinance acknowledgement of the receipt of the California Coastal Commission certification of the above-referenced amendment and agreement by the City Planning Commission to issue coastal development permits for the uses included in the approved amendment.
3. (Passmore)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site. Additionally, antennae would be added to the tower
(Continued from Regular Meeting of April 7, 1988)

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED OR WITHDRAWN

4. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in

Item #81.197CC (Cont)

Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.

(Continued from Regular Meeting of March 24, 1988)

(Proposed for continuation to April 28, 1988)

5. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow CONVERSION OF RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOORS TO COMMERCIAL OFFICE SPACE in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of April 7, 1988)
(Proposed for continuation to May 19, 1988)
6. 87.477EZ (Casey)
606-618 SANCHEZ STREET, southwest corner of 19th and Sanchez Streets, Lots 1, 1A, 1B, 4, 73, 74, 74A, 82, 83, and 84 in Assessor's Block 3601 - Request to RECLASSIFY property from RH-2 (House, Two-Family) zoning to RH-3 (House, Three-Family) zoning.
(Continued from Regular Meeting of March 17, 1988)
NOTE: This application has been withdrawn.
7. 87.695C (Hood)
3340 STEINER STREET, east side between Chestnut and Lombard Streets, Lot 19 in Assessor's Block 491 - Request for authorization of Conditional Use to DEMOLISH A BUILDING CONTAINING ONE DWELLING UNIT in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of April 7, 1988)
NOTE: This application will be withdrawn.
8. 88.100C (Gallagher)
900 COLE STREET, southeast corner of Cole and Carl Streets, Lot 25 in Assessor's Block 1271 - Request for authorization of Conditional Use under City Planning Code Sections 710.42, 719.42 and 186.1 to permit the significant intensification of a full-service restaurant and to establish a Place of Entertainment under Section 710.48 within an existing bar and restaurant in an NC-1 (Neighborhood Commercial Cluster) district, one quarter mile from the Haight Street Neighborhood Commercial District.
(Continued from Regular Meeting of March 31, 1988)
NOTE: This application has been withdrawn.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Consideration of final language to APPROVE the authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of April 14, 1988)
10. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Consideration of final language to APPROVE Building Permit Application No. 8709574, proposing demolition of the existing one-story-over-garage single family structure and construction of a two-story-over-garage two family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 14, 1988)
11. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Consideration of final language to DISAPPROVE Building Permit Application No. 8709572, proposing demolition of the existing single family structure and construction of a two-story-over-garage three family structure in an RM-1 (Mixed Residential, Low Density) district (one unit per 800 sq. ft. of lot area) and a 40-X Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of April 14, 1988)

F. REGULAR CALENDAR

12. 88.121C (Gallagher)
3415 CALIFORNIA STREET, south side between Laurel and Locust Streets, Lot 2 in Assessor's Block 1034 - Request for authorization of Conditional Use under Section 303(e) of the City Planning Code for the removal of Conditions of Approval #1 and #5 of Conditional Use #85.510C. The conditions proposed for elimination are square footage and seating limitations, prohibition of a kitchen, and restriction as to the transferability of the Conditional Use for the existing deli restaurant.
13. 88.104C (Green)
200 FILLMORE STREET, northeast corner at Waller Street, Lot 20 in Assessor's Block 859 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a restaurant with

Item #88.104C (Cont)

seating for up to 49 persons within approximately 920 square feet of floor area, and within a 1/4 mile of the more restricted UPPER MARKET Neighborhood Commercial District.

(Continued from Regular Meeting of April 14, 1988)

14. (Bash)
Public hearing on an ordinance to amend the Administrative Code by adding Chapter 56 to authorize Development Agreements.
(Continued from Regular Meeting of April 14, 1988)
15. 87.810D (Casey)
450 STANYAN STREET, St. Mary's Hospital, southeast corner of Hayes and Stanyan Streets, Lot 37 in Assessor's Block 1191 - Consideration of request for Discretionary Review of Building Permit Application No. 8716519 proposing installation of Medical Information System computer receiving and transmitting antenna dish in an RM-2 (Mixed Residential, Moderate Density) district and an 80-E Height and Bulk District.
16. 87.810D (Casey)
450 STANYAN STREET, St. Mary's Hospital, southeast corner of Hayes and Stanyan Streets, Lot 37 in Assessor's Block 1191 - Discretionary Review of Building Permit Application No. 8716519, as described above.
17. 84.299EC (Scott)
MAIN AND HARRISON STREETS, southwest corner, Lots 1A and 12 in Assessor's Block 3767 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to allow construction of 294 dwelling units in two towers (nine stories at Main Street and eleven stories at Beale Street) above a three level partly below grade base containing 288 parking spaces, 5,700 square feet of commercial space and 16,580 square feet of open space on a 36,437 square foot site. The proposed project is within an RC-4 (Residential-Commercial Combined High Density) district and the Rincon Hill Special Use District.
18. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street, Lot 5 in Assessor's Block 1713 - Discretionary Review of Building Permit Application No. 8711879 for construction of a three-story rear addition to a three-story single family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 31, 1988)
19. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 31, 1988)

20. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of March 31, 1988)
21. 87.619ZE (Bosque)
694-698 PRECITA AVENUE, southwest corner of Precita Avenue, Army Street and York Street, between Florida and Hampshire Streets, Lot 1 in Assessor's Block 5514 - Request to Reclassify property from RH-2 (House, Two-Family) zoning to NC-1 (Neighborhood Commercial Cluster) zoning to permit the ground floor of the existing structure (formerly a terminated nonconforming commercial use) to be used for commercial uses allowed under NC-1 zoning. The proposed reclassification would allow three dwelling units on the subject lot. Said parcel is within the Bernal Heights Special Use District per Resolution No. 1075-87 which imposes interim RH-1 Zoning Restrictions on all RH-2 and RH-3 zoned parcels within this district.
- 3:30 P.M.
22. 88.150D (Berkowitz)
38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Discretionary Review of Building Permit Application No. 8710539 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of April 7, 1988)
23. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 31, 1988)
24. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of March 31, 1988)
25. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.

26. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
27. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Consideration of request for Discretionary Review of Building Permit Application No. 8714811 for the CONSTRUCTION OF A THREE-STORY, TWO FAMILY RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
28. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Discretionary Review of Building Permit Application No. 8714811, as described above.
29. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21 and 22 in Assessor's Block 2821 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237 for the construction of FOUR TWO-STORY, SINGLE FAMILY DWELLINGS in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 7, 1988)
30. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21 and 22 in Assessor's Block 2821 - Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237, as described above.
(Continued from Regular Meeting of January 7, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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28/88

SPECIAL JOINT MEETING

OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
THURSDAY
APRIL 28, 1988
ROOM 282, CITY HALL
1:30 P.M.

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APR 26 1988

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ROLL CALL: City Planning Commissioners Bierman, Coffey, Dick, Engmann, Hu,
Morales and Nothenberg.

Recreation and Park Commissioners Eickman, Friend, Harris,
McAteer, Meyer, Mori and Rodriguez.

1:30 P.M.

1. (Shotland)
Presentation of Report on the 1988-89 Open Space Acquisition and Park
Renovation Fund by the General Manager, Recreation and Park
Department.
2. (Shotland)
Consideration of Resolution to adopt the recommendations of the
Report.

Adjournment.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 28, 1988
ROOM 282, CITY HALL
2:15 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and
Nothenberg.

2:15 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

1. ELECTION OF OFFICERS

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

2. Consideration of Resolutions of Recognition and Appreciation to Toby Rosenblatt, Dr. Yoshio Nakashima and Bernice Hemphill for their service on the City Planning Commission.

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

3. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of April 21, 1988)
(Proposed for continuation to May 5, 1988)
4. 88.195C (Marsh)
1596-1598 FULTON STREET, northeast corner at Lyon Street, Lot 21A in Assessor's Block 1177 - Request for authorization of Conditional Use to permit a Residential Care Facility or a Group Housing Facility for up to 20 AIDS residents and to permit a church (chapel) to be sponsored by Missionaries of Charity (Mother Teresa of Calcutta) in an RH-3 (House, Three-Family) district.
(Proposed for continuation to May 5, 1988)
5. 86.58ER (Marsh)
CALIFORNIA ACADEMY OF SCIENCES - Review for consistency with the Master Plan of a proposal to renovate and expand the California Academy of Sciences facilities in Golden Gate Park to provide space for public exhibit, visitor service and research collections of the Academy.
(Proposed for continuation to May 19, 1988)

6. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655 and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 31, 1988)
(Proposed for continuation to May 19, 1988)
7. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to May 26, 1988)
8. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to May 26, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Consideration of final language to APPROVE the authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of April 21, 1988)
10. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Consideration of final language to APPROVE Building Permit Application No. 8709574, proposing demolition of the existing one-story-over-garage single family structure and construction of a two-story-over-garage two family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 21, 1988)

11. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Consideration of final language to DISAPPROVE Building Permit Application No. 8709572, proposing demolition of the existing single family structure and construction of a two-story-over-garage three family structure in an RM-1 (Mixed Residential, Low Density) district (one unit per 800 sq. ft. of lot area) and a 40-X Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of April 21, 1988)

F. REGULAR CALENDAR

12. 86.58E (Christie)
CALIFORNIA ACADEMY OF SCIENCES, Golden Gate Park, Lot 1 in Assessor's Block 1703 - Certification of the Final Environmental Impact Report for the construction of 56,200 gross square feet of new floor area, renovation of approximately 49,585 gross square feet of existing area, and closure of approximately 23,800 gross square feet of existing public area. The project would not result in new construction outside the footprint of the existing facility; no additional park property would be occupied.
13. 88.125C (Green)
1318-1320 - 7TH AVENUE, east side between Judah and Irving Streets, Lot 33 in Assessor's Block 1701 - Request for authorization of Conditional Use to convert a second floor RESIDENTIAL UNIT TO A PERSONAL SERVICE (Section 790.116) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert a second floor dwelling unit, within a three (3) story building under construction, to men's and women's locker facilities for a first story fitness center. The third floor of the building will contain two (2) dwelling units.
14. 88.145C (Green)
1910 AND 1914 FILLMORE STREET, east side between Bush and Pine Streets, Lot 20 in Assessor's Block 660 - Request for authorization of Conditional Use to expand an existing FULL-SERVICE RESTAURANT (Section 790.92) within the Upper Fillmore Neighborhood Commercial District. The proposal is to expand the existing restaurant at 1914 Fillmore Street from approximately 1,300 square feet and seating for 32 persons to approximately 2,544 square feet and seating for up to 49 persons resulting in the merging of 1910 Fillmore Street with 1914 Fillmore Street.
15. 88.141C (Green)
5440 AND 5454 MISSION STREET, north side between Foote and Ottawa Avenues, Lots 1A and 4 in Assessor's Block 7044A - Request for authorization of Conditional Use to expand the existing parking lot for the McDonald's Restaurant (Large Fast-Food Restaurant, Section 790.91) within an NC-2 (Small-Scale Neighborhood Commercial)

Item #88.141C (Cont)

district. The proposal is to expand the existing 21 space parking lot at 5454 Mission Street to include 5440 Mission Street for a total number of 36 parking spaces on two lots with a total area of approximately 26,199 square feet.

16. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Consideration of Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 14, 1988)
17. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676, as described above.
(Continued from Regular Meeting of April 14, 1988)
18. 87.559D (Nixon)
1308 ULLOA STREET, north side between 14th and 15th Avenues, Lot 13A in Assessor's Block 2411 - Consideration of request for Discretionary Review of Building Permit Application No. 8710252 proposing construction of a two-story-over-garage, single family structure on a vacant lot in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.
19. 87.559D (Nixon)
1308 ULLOA STREET, north side between 14th and 15th Avenues, Lot 13A in Assessor's Block 2411 - Discretionary Review of Building Permit Application No. 8710252, as described above.
20. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Consideration of request for Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.
21. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 5, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAY 8 1988

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Passmore)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site. Additionally, antennae would be added to the tower.
(Continued from Regular Meeting of April 21, 1988)

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boarding) with a community kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.
(Proposed for continuation to May 12, 1988)
3. 88.054E (Deutsch)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts generally located east of Arguello Boulevard, Stanyan Street, and the

Item #88.054E (Cont)

Mount Sutro and Forest Hills/West Portal districts to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.

(Continued from Regular Meeting of March 17, 1988)

(Proposed for continuation to May 19, 1988)

4. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 14, 1988)
(Proposed for continuation to May 19, 1988)
5. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of April 14, 1988)
(Proposed for continuation to May 19, 1988)
6. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881 for the EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 7, 1988)
(Proposed for indefinite continuation)
7. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881, as described above.
(Continued from Regular Meeting of April 7, 1988)
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 88.125C (Green)
1318-1320 - 7TH AVENUE, east side between Judah and Irving Streets, Lot 33 in Assessor's Block 1701 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to convert a second floor RESIDENTIAL UNIT TO A PERSONAL SERVICE (Section 790.116) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal

Item #88.125C (Cont)

is to convert a second floor dwelling unit, within a three (3) story building under construction, to men's and women's locker facilities for a first story fitness center. The third floor of the building will contain two (2) dwelling units.

(Public Hearing Closed and Continued from Regular Meeting of April 28, 1988)

F. REGULAR CALENDAR

9. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of proposed City Planning Code text amendments to create new categories of uses called live/work units and commercial and cultural arts activities, to create certain parking and open space standards for these uses, and to permit commercial and cultural arts activities and live/work units limited to commercial and cultural arts activities as a principal use in commercial and industrial (RC, C-1, C-2, C-3, C-M, M-1, and M-2) districts and to permit live/work units limited to commercial and cultural arts activities as a conditional use in existing, non-residential structures in residential (RH and RM) districts.
(Continued from Regular Meeting of April 7, 1988)
10. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of April 28, 1988)
11. 88.195C (Marsh)
1596-1598 FULTON STREET, northeast corner at Lyon Street, Lot 21A in Assessor's Block 1177 - Request for authorization of Conditional Use to permit a Residential Care Facility or a Group Housing Facility for up to 20 AIDS residents and to permit a church (chapel) to be sponsored by Missionaries of Charity (Mother Teresa of Calcutta) in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of April 28, 1988)

12. 88.096C (Nishimura)
3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 7, 1988)
13. 88.099P (Nishimura)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.
14. 87.786D (Green)
733 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 44 in Assessor's Block 2408 - Consideration of request for Discretionary Review of Building Permit Application No. 8716314 to construct a new three (3) story over basement mixed use building with ground floor commercial area, second story office space, a total of three (3) dwelling units on two (2) floors and basement parking garage to be shared with the adjacent property (743 Taraval Street) in an NC-2 (Small-Scale Neighborhood Commercial) district.
15. 87.786D (Green)
733 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 44 in Assessor's Block 2408 - Discretionary Review of Building Permit Application No. 8716314, as described above.
16. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of request for Discretionary Review of Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District.
17. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8711376, as described above.

4:00 P.M.

18. 84.299EC (Scott)
MAIN AND HARRISON STREETS, southwest corner, Lots 1A and 12 in Assessor's Block 3767 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to allow construction of 294 dwelling units in two towers (nine stories at Main Street and eleven stories

Item #84.299EC (Cont)

at Beale Street) above a three level partly below grade base containing 288 parking spaces, 5,700 square feet of commercial space and 16,580 square feet of open space on a 36,437 square foot site. The proposed project is within an RC-4 (Residential-Commercial Combined High Density) district and the Rincon Hill Special Use District.

(Continued from Regular Meeting of April 21, 1988)

19. 88.150D (Berkowitz)
38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Discretionary Review of Building Permit Application No. 8710539 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of April 21, 1988)
20. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 21, 1988)
21. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of April 21, 1988)
22. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Consideration of request for Discretionary Review of Building Permit Application No. 8714811 for the CONSTRUCTION OF A THREE-STORY, TWO FAMILY RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 21, 1988)
23. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Discretionary Review of Building Permit Application No. 8714811, as described above.
(Continued from Regular Meeting of April 21, 1988)
24. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21, and 22 in Assessor's Block 2821 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237 for the construction of FOUR TWO-STORY, SINGLE FAMILY DWELLINGS in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 21, 1988)

25. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots
19, 20, 21, and 22 in Assessor's Block 2821 - Discretionary Review of
Building Permit Application Nos. 8711227, 8711229, 8711234 and
8711237, as described above.
(Continued from Regular Meeting of April 21, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 256

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≡ NOTICE OF MEETING
AND CALENDAR
OF THE
— SAN FRANCISCO
= CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
≡ MAY 17, 1988
450 McALLISTER STREET
ROOM 605
2:30 P.M.

DOCUMENTS DEPT.

MAY 9 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

2:30 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Department of City Planning organization and budget.
2. Commission policies and precedents.
3. Commission cases and procedures:
 - a. Amendments to City Planning Code and Zoning Map - reclassifications, interim zoning controls, etc.
 - b. Conditional Uses - Neighborhood Commercial, Institutional, Planned Unit Development.
 - c. Discretionary Review.
 - d. Landmarks and Certificates of Appropriateness.
 - e. Master Plan Referrals.
4. Department of City Planning current and future work program.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Adjournment.

CPC 259

20. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of April 14, 1988)
21. 87.619ZE (Bosque)
694-698 PRECITA AVENUE, southwest corner of Precita Avenue, Army Street and York Street, between Florida and Hampshire Streets, Lot 1 in Assessor's Block 5514 - Request to Reclassify property from RH-2 (House, Two-Family) zoning to NC-1 (Neighborhood Commercial Cluster) zoning to permit the ground floor of the existing structure (formerly a terminated nonconforming commercial use) to be used for commercial uses allowed under NC-1 zoning. The proposed reclassification would allow three dwelling units on the subject lot. Said parcel is within the Bernal Heights Special Use District per Resolution No. 1075-87 which imposes interim RH-1 Zoning Restrictions on all RH-2 and RH-3 zoned parcels within this district.
(Continued from Regular Meeting of April 21, 1988)

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

4:30 P.M.

15. 88.79C (Green)
430 JUDAH STREET, northeast corner of 10th Avenue, Lot 21 in Assessor's Block 1764 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing a second story dwelling unit and an abandoned auto service station within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing buildings with a new two (2) story mixed use building containing ground floor commercial space, second story office space, and two (2) second story dwelling units with off-street parking provided at grade level, on a lot approximately 4,700 square feet in size.
(Continued from Regular Meeting of April 14, 1988)
16. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of request for Discretionary Review of Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of May 5, 1988)
17. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8711376, as described above.
(Continued from Regular Meeting of May 5, 1988)
18. 88.190C (Green)
546 VALENCIA STREET, west side between 16th and 17th Streets, Lot 7 in Assessor's Block 3568 - Request for authorization of Conditional Use to upgrade an existing Alcoholic Beverage Control license resulting in the establishment of a bar as defined by Section 790.22 of the City Planning Code within the Valencia Neighborhood Commercial District. The proposal is to convert an existing type 41 (beer and wine on-sale) ABC license to a type 47 (general, on-sale) license without physical alteration to the existing establishment approximately 1,380 square feet in size.
19. 88.192C (Green)
2425 FILLMORE STREET, west side between Jackson and Washington Streets, Lot 5 in Assessor's Block 606 - Request for authorization of Conditional Use to reduce the amount of required residential parking within the Upper Fillmore Neighborhood Commercial District. The proposal is to convert parking area on the ground floor of the three (3) story over basement building to commercial floor area for retail use thereby eliminating existing parking.

9. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boarding) with a community kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.
(Continued from Regular Meeting of May 5, 1988)
10. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Consideration of request for Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 28, 1988)
11. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412, as described above.
(Continued from Regular Meeting of April 28, 1988)
12. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street, Lot 5 in Assessor's Block 1713 - Discretionary Review of Building Permit Application No. 8711879 for construction of a three-story rear addition to a three-story single family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 21, 1988)
13. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 21, 1988)
14. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of April 21, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.096C (Nishimura)
3164 SACRAMENTO STREET, north side between Lyon and Baker Streets,
Lot 13 in Assessor's Block 1006 - Consideration of final language to
APPROVE the authorization of Conditional Use to extend the
termination date for an additional ten (10) years of a nonconforming
steam laundry plant use within an approximate total floor area of
2,300 square feet in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of
May 5, 1988)

F. REGULAR CALENDAR

4. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets,
Lot 24 in Assessor's Block 6685 - Consideration of request for
Discretionary Review of Building Permit Application No. 8714811 for
the CONSTRUCTION OF A THREE-STORY, TWO FAMILY RESIDENTIAL BUILDING in
an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 5, 1988)
5. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets,
Lot 24 in Assessor's Block 6685 - Discretionary Review of Building
Permit Application No. 8714811, as described above.
(Continued from Regular Meeting of May 5, 1988)
6. 88.099P (Nishimura)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot
1C in Assessor's Block 1690 - Request for Coastal Zone Permit to
demolish a wood-frame commercial building and to construct a
three-story-over-garage residential building containing three family
dwelling units on a 2,750 square foot lot within an RM-1 (Mixed
Residential, Low Density) district.
(Continued from Regular Meeting of May 5, 1988)
7. 88.189C (Nishimura)
800 TURK STREET, northwest corner at Franklin Street, Lot 18 in
Assessor's Block 744 - Request for authorization of Conditional Use
to extend the termination date for an additional ten years to June
2000 of a nonconforming gasoline service station on a site area of
11,000 square feet within an RM-4 (Mixed Residential, High Density)
district.
8. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court,
Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation
of the Landmarks Preservation Advisory Board to approve a Certificate
of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of April 7, 1988)

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 12, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - To view the sites of matters to be heard by the Commission.
(NOTE: The Commission will meet at the offices of the Department of City Planning at 450 McAllister Street, Room 600.)

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.255T (Edelin)
Consideration of Resolution of intent to initiate an amendment to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Department of City Planning and Zoning Administration.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of May 5, 1988)
(Proposed for continuation to May 19, 1988)

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 19, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
MAY 17 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - To view the sites of matters to be heard by the Commission.
(NOTE: The Commission will meet at the offices of the Department of City Planning at 450 McAllister Street, Room 600.)

1:30 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

1. 88.234q (Hood)
2111 FRANKLIN STREET, northwest corner of Franklin and Jackson Streets, Lots 59 through 68 in Assessor's Block 593 - Request for exception from the low moderate-income housing provision of the Subdivision Code and review for consistency with the Master Plan of an existing 10-unit residential condominium building in an RM-3 (Mixed Residential, Medium Density) district. (Joint hearing with the Department of Public Works.)
(Proposed for continuation to June 16, 1988)
2. 88.054E (Deutsch)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts (except such areas included in Richmond/Sunset Interim Controls) to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Continued from Regular Meeting of May 5, 1988)
(Proposed for continuation to June 16, 1988)

3. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to July 7, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.192C (Green)
2425 FILLMORE STREET, west side between Jackson and Washington Streets, Lot 5 in Assessor's Block 606 - Consideration of final language to APPROVE the authorization of Conditional Use to reduce the amount of required residential parking within the Upper Fillmore Neighborhood Commercial District. The proposal is to convert parking area on the ground floor of the three (3) story over basement building to commercial floor area for retail use thereby eliminating existing parking.
(Public Hearing Closed and Continued from Regular Meeting of May 12, 1988)
5. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Consideration of final language to DISAPPROVE Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Public Hearing Closed and Continued from Regular Meeting of May 12, 1988)

F. REGULAR CALENDAR

6. 88.099P (Chiong)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three-family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of May 12, 1988)
7. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Consideration of request for Discretionary Review of Building Permit Application No. 8803925 to merge five dwelling units into four dwelling units.

8. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Discretionary Review of Building Permit Application No. 8803925, as described above.
9. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of May 12, 1988)
10. 86.58ER (Marsh)
CALIFORNIA ACADEMY OF SCIENCES - Review for consistency with the Master Plan of a proposal to renovate and expand the California Academy of Sciences facilities in Golden Gate Park to provide space for public exhibit, visitor service and research collections of the Academy.
11. 88.194ET (Casey)
Consideration of PROPOSED AMENDMENTS to Sections 308.2, 309 and 322 of the City Planning Code to change the time limits for filing Appeals of actions, including Variances and Administrative actions, to the Board of Permit Appeals from ten to fifteen days.
12. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow CONVERSION OF RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOORS TO COMMERCIAL OFFICE SPACE in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of April 21, 1988)
13. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Consideration of request for Discretionary Review of Building Permit Application No. 8800565 to construct a television receiving antenna satellite dish on the rear roof of the house.
14. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Discretionary Review of Building Permit Application No. 8800565, as described above.

15. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court,
Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation
of the Landmarks Preservation Advisory Board to approve a Certificate
of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of May 12, 1988)

4:30 P.M.

16. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 5 in Assessor's Block 1713 - Discretionary Review of Building
Permit Application No. 8711879 for construction of a three-story rear
addition to a three-story single family structure in an RH-1 (House,
One-Family) district.
(Continued from Regular Meeting of May 12, 1988)
17. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo
Street, Lot 16 in Assessor's Block 1616 - Consideration of request
for Discretionary Review of Building Permit Application No. 8709574
proposing demolition of the existing one-story-over-garage single
family structure and construction of a two-story-over-garage two
family structure in an RH-2 (House, Two-Family) district.
18. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo
Street, Lot 16 in Assessor's Block 1616 - Discretionary Review of
Building Permit Application No. 8709574, as described above.
19. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in
Assessor's Block 1522 - Consideration of request for Discretionary
Review of Building Permit Application No. 8709572 proposing
demolition of the existing single family structure and construction
of a two-story-over-garage three family structure in an RM-1 (Mixed
Residential, Low Density) district (one unit per 800 sq. ft. of lot
area) and a 40-X Height and Bulk District.
20. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in
Assessor's Block 1522 - Discretionary Review of Building Permit
Application No. 8709572, as described above.
21. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street,
Lot 5 in Assessor's Block 1512 - Consideration of request for
Discretionary Review of Demolition Permit Application No. 8711677 and
Building Permit Application No. 8711676 proposing demolition of the
existing single family structure and construction of a two-family
structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 28, 1988)

22. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street,
Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition
Permit Application No. 8711677 and Building Permit Application No.
8711676, as described above.
(Continued from Regular Meeting of April 28, 1988)

6:00 P.M.

23. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets,
Lot 24 in Assessor's Block 6685 - Discretionary Review of Building
Permit Application No. 8714811 for the CONSTRUCTION OF A THREE-STORY,
TWO-FAMILY RESIDENTIAL BUILDING in an RH-2 (House, Two-Family)
district.
(Continued from Regular Meeting of May 12, 1988)
24. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott
Streets, Lot 22A in Assessor's Block 944 - Consideration of request
for Discretionary Review of Building Permit Application No. 8608598
for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House,
Two-Family) district.
(Continued from Regular Meeting of May 5, 1988)
25. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott
Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of
Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of May 5, 1988)
26. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Consideration of request for
Discretionary Review of Building Permit Application No. 8710828 for a
SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a
residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of May 5, 1988)
27. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Discretionary Review of Building
Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of May 5, 1988)
28. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in
Assessor's Block 3622 - Consideration of request for Discretionary
Review of Building Permit Application Nos. 8705079 and 8705080 for
the demolition of a two-story, single family dwelling unit and the
CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2
(House, Two-Family) district.
(Continued from Regular Meeting of April 21, 1988)

29. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of April 21, 1988)
30. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Consideration of request for Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.
31. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676, as described above.
32. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
33. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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26/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 26, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAY 23 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - To view the sites of matters to be heard by the Commission.
(NOTE: The Commission will meet at the offices of the Department of City Planning at 450 McAllister Street, Room 600.)

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.471E (MacKenzie)
1099 MISSISSIPPI STREET, northeast corner at 25th Street, Lot 8A in Assessor's Block 4224 - Appeal of Preliminary Negative Declaration for the proposed construction of a 21,920 square foot warehouse with administrative space, a caretakers unit, 8 parking spaces and 3 loading spaces.
(Proposed for continuation to June 2, 1988)
2. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Consideration of request for Discretionary Review of Building Permit Application No. 8804552 for the proposed construction of a 760,000 square foot, six-story fashion center in an M-2 (Heavy Commercial) district and a 65-X Height and Bulk District.
(Proposed for continuation to June 2, 1988)
3. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Discretionary Review of Building Permit Application No. 8804552, as described above.
(Proposed for continuation to June 2, 1988)

4. 88.210C (Green)
1228 GRANT AVENUE, southeast corner of Fresno Street, Lot 15 in Assessor's Block 145 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a full-service restaurant specializing in Vietnamese Cuisine within commercial space previously occupied by a furniture store of approximately 815 square feet of floor area, with seating for approximately 40 persons.
(Proposed for continuation to June 2, 1988)
5. 87.791L (J. Malone)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50 and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810 and 812.
(Proposed for continuation to June 16, 1988)
6. 88.141C (Green)
5440 AND 5454 MISSION STREET, north side between Foote and Ottawa Avenues, Lots 1A and 4 in Assessor's Block 7044A - Request for authorization of Conditional Use to expand the existing parking lot for the McDonald's Restaurant (Large Fast-Food Restaurant, Section 790.91) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 21-space parking lot at 5454 Mission Street to include 5440 Mission Street for a total number of 36 parking spaces on two lots with a total area of approximately 26,199 square feet.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to June 23, 1988)

E. REGULAR CALENDAR

7. 88.184L (J. Malone)
1366 GUERRERO STREET, west side between 25th and 26th Streets, Lot 13 in Assessor's Block 6533 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the Frank G. Edwards House as a landmark pursuant to Article 10 of the City Planning Code.
8. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boardings) with a community

Item #87.431C (Cont)

kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.

(Continued from Regular Meeting of May 12, 1988)

9. 88.099P (Chiong)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three-family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of May 19, 1988)
10. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of May 19, 1988)
11. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of request for Discretionary Review of Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of May 12, 1988)
12. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8711376, as described above.
(Continued from Regular Meeting of May 12, 1988)
13. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood

Item #88.106C (Cont)

Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area. This matter was previously considered by the Commission on April 14, 1988. On the instruction of the current Commission, the public hearing was reopened and scheduled for the above date.
(Continued from Regular Meeting of April 28, 1988)

14. 88.199C (Green)
639 AND 641 IRVING STREET, south side between 7th and 8th Avenues, Lot 45 in Assessor's Block 1762 - Request for authorization of Conditional Use to expand an existing SMALL SELF-SERVICE RESTAURANT thereby resulting in the creation of a LARGE FAST-FOOD RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 876 square foot cafe/bakery at 641 Irving Street to include 639 Irving Street for total seating for up to 49 persons and a total area of approximately 2,007 square feet.

15. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 12, 1988)

16. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of May 12, 1988)

3:00 P.M.

17. 87.399EC (Christie)
300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 in two lots.
18. 88.109S (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.

19. 87.399EC (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 2, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 1 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - To view the sites of 690 Townsend Street, 1099 Mississippi Street and the Mount Sutro Television Tower.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.252PM (Herrera)
Consideration of Resolution to adopt as part of the San Francisco's Local Coastal Program the Oil Development Moratorium initiative and transmit the material to the California Coastal Commission for their review and approval as an amendment to the Local Coastal Program.
2. 88.316EZT (Ghosh)
Consideration of Resolution of Intent to Initiate Interim Zoning Controls on the demolition and major alterations of single family and two-family residential buildings in all RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential zoning districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of final language to APPROVE Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District. (Public Hearing Closed and Continued from Regular Meeting of May 26, 1988)

4. 88.199C (Green)
639 AND 641 IRVING STREET, south side between 7th and 8th Avenues, Lot 45 in Assessor's Block 1762 - Consideration of final language to APPROVE the authorization of Conditional Use to expand an existing SMALL SELF-SERVICE RESTAURANT thereby resulting in the creation of a LARGE FAST-FOOD RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 876 square foot cafe/bakery at 641 Irving Street to include 639 Irving Street for total seating for up to 49 persons and a total area of approximately 2,007 square feet.
(Public Hearing Closed and Continued from Regular Meeting of May 26, 1988)

E. CONSENT CALENDAR

5. 88.262C (Gallagher)
2275 MARKET STREET, south side between Noe and Sanchez Streets, Lot 13 in Assessor's Block 3559 - Request for authorization of Conditional Use under Section 303(e) of the City Planning Code for the removal of Condition of Approval No. 2 of Special Use Authorization 83.574U. The condition proposed for elimination is a restriction as to the transferability of the Special Use. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The proposed Conditions of Approval, consisting of all of the previous Conditions except Condition No. 2, are available for inspection at the Department of City Planning.

F. REGULAR CALENDAR

6. 88.189C (Gallagher)
800 TURK STREET, northwest corner at Franklin Street, Lot 18 in Assessor's Block 744 - Request for authorization of Conditional Use to extend the termination date for an additional ten years to June 2000 of a nonconforming gasoline service station on a site area of 11,000 square feet within an RM-4 (Mixed Residential, High Density) district.
(Continued from Regular Meeting of May 12, 1988)
7. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Consideration of request for Discretionary Review of Building Permit Application No. 8804552 for the proposed construction of a 760,000 square foot, six-story fashion center in an M-2 (Heavy Commercial) district and a 65-X Height and Bulk District.
(Continued from Regular Meeting of May 26, 1988)
8. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Discretionary Review of Building Permit Application No. 8804552, as described above.
(Continued from Regular Meeting of May 26, 1988)

9. 88.255T (Kessler)
Consideration of proposed amendments to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Department of City Planning and Zoning Administrator.
10. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Consideration of request for Discretionary Review of Building Permit Application No. 8803925 to merge five dwelling units into four dwelling units.
(Continued from Regular Meeting of May 19, 1988)
11. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Discretionary Review of Building Permit Application No. 8803925, as described above.
(Continued from Regular Meeting of May 19, 1988)
12. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of May 26, 1988)
13. 88.210C (Green)
1228 GRANT AVENUE, southeast corner of Fresno Street, Lot 15 in Assessor's Block 145 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a full-service restaurant specializing in Vietnamese Cuisine within commercial space previously occupied by a furniture store of approximately 815 square feet of floor area, with seating for approximately 40 persons.
(Continued from Regular Meeting of May 26, 1988)
14. 88.087EC (Green)
4000 IRVING STREET, northwest corner of 41st Avenue, Lots 15 and 17 in Assessor's Block 1709 - Request for authorization of Conditional Use to construct a new three-story mixed use building on a lot in excess of 5,000 square feet within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to demolish the existing auto

Item #88.087EC (Cont)

service station and to construct a three-story building containing 1,888 square feet of ground floor commercial area, ten (10) ground floor parking spaces and a total of ten (10) dwelling units on two floors above on a lot approximately 8,250 square feet in size.

15. 88.033EC (Green)
4, 6, 8 AND 10 MOULTON STREET AND 1929, 1937 AND 1939 LOMBARD STREET,
between Buchanan and Webster Streets, Lots 2A and 16 in Assessor's Block 508 - Request for authorization of Conditional Use to demolish two existing buildings with second story dwelling units and to reduce the amount of required residential parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish two buildings frontage on Moulton Street (4 through 10 Moulton Street) with four dwelling units and to construct a new three-story building also containing four dwelling units and four ground floor off-street parking spaces. The building at 1929 Lombard Street will be remodeled to include an additional story and a new dwelling unit without the required off-street parking. Both lots would contain a total of eight (8) dwelling units with four (4) off-street parking spaces. The existing ground floor area for both 1929 and 1937 Lombard Street are to expand under this proposal by 495 square feet and 351 square feet, respectively. The size of Lots 2A and 16 together are approximately 4,881 square feet.
16. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Consideration of request for Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
17. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672, as described above.

4:30 P.M.

18. 87.270CECC (Marsh)
649 PORTOLA DRIVE, southwest corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27, and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use under City Planning Code Section 303(e) to amend the previously approved Conditional Use 87.270CEC which would permit the replacement of handicapped unit with a standard unit in a proposed mixed use development containing fourteen (14) units of housing, 14 parking spaces and 5,000 square feet of ground floor commercial space within an NC-1 (Neighborhood Commercial Cluster) district and a 26-X Height and Bulk District.

19. 88.073CV (Marsh)
892 - 43RD AVENUE, northeast corner at Fulton Street, Lot 7K in Assessor's Block 1685 - Request for authorization of Conditional Use to permit PARTIAL CONVERSION OF A SINGLE FAMILY DWELLING TO A CHURCH AND SUNDAY SCHOOL to be known as the Christian Community Chapel for a congregation of up to 50 members in an RH-2 (House, Two-Family) district.
20. 88.073CV (Marsh)
892 - 43RD AVENUE, northeast corner at Fulton Street, Lot 7K in Assessor's Block 1685 - Request for Rear Yard Variance to construct a two-story addition at the rear of the existing three-story building. The proposed addition would extend to within 19 feet of the rear property line when the Planning Code requires an open and unobstructed rear yard equal to 45 percent of lot depth or 34 feet for the subject property measured from the rear property line. The proposal is to also alter the existing rear two-car garage, by creating a single-car garage. Because the existing rear garage is being reduced in size, it is not the subject of this variance application.
21. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 19, 1988)
22. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of May 19, 1988)
23. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of May 19, 1988)
24. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of May 19, 1988)

25. 87.471E (MacKenzie)
1099 MISSISSIPPI STREET, northeast corner at 25th Street, Lot 8A in Assessor's Block 4224 - Appeal of Preliminary Negative Declaration for the proposed construction of a 21,920 square foot warehouse with administrative space, a caretakers unit, 8 parking spaces and 3 loading spaces.
(Continued from Regular Meeting of May 26, 1988)
26. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Consideration of request for Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
27. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427, as described above.

Adjournment.

NOTE ON APPEALS: Commission Action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 9, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 6 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - To view the sites of the Mount Sutro Television Tower, 277 - 7th Avenue and 714 - 11th Avenue.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Williams)
Informational presentation and public hearing on the Department of City Planning enforcement and monitoring of Planning Code requirements for employment and training of San Francisco residents in downtown office buildings.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. (Passmore)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING -
Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site. Additionally, antennae would be added to the tower.
(Continued from Regular Meeting of May 5, 1988)
(Proposed for continuation to June 16, 1988)
NOTE: This matter will be heard as a request for Conditional Use authorization on June 16, 1988.

3. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to June 16, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Consideration of final language to DISAPPROVE Building Permit Application No. 8803925 to merge five dwelling units into four dwelling units.
(Public Hearing Closed and Continued from Regular Meeting of June 2, 1988)
5. 88.073CV (Marsh)
892 - 43RD AVENUE, northeast corner at Fulton Street, Lot 7K in Assessor's Block 1685 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to permit PARTIAL CONVERSION OF A SINGLE FAMILY DWELLING TO A CHURCH AND SUNDAY SCHOOL to be known as the Christian Community Chapel for a congregation of up to 50 members in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of June 2, 1988)

F. REGULAR CALENDAR

6. 88.255T (Kessler)
Consideration of proposed amendments to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Department of City Planning and Zoning Administrator.
NOTE: The Commission has closed the public hearing on the above matter. However, public testimony will be received on amendments relating to fees for projects which may cast shadows on property under the jurisdiction of the Recreation and Park Commission, as required by Section 295 of the City Planning Code (Proposition K).
(Continued from Regular Meeting of June 2, 1988)
7. 87.399EC (Christie)
300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 into two lots.
(Public Hearing Closed and Continued from Regular Meeting of May 26, 1988)

8. 88.109S (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of May 26, 1988)
9. 87.399EC (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of May 26, 1988)

3:30 P.M.

10. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Consideration of request for Discretionary Review of Building Permit Application No. 8800565 to construct a television receiving antenna satellite dish on the rear roof of the house.
(Continued from Regular Meeting of May 19, 1988)
11. 88:078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Discretionary Review of Building Permit Application No. 8800565, as described above.
(Continued from Regular Meeting of May 19, 1988)
12. 88.021EC (Lord)
790 VAN NESS AVENUE, southeast corner of Van Ness Avenue and Eddy Street, Lot 9 in Assessor's Block 742 - Request for authorization of Conditional Use to permit construction of a mixed-use building exceeding a height of 40 feet in an Interim Zoning RC-4 (Residential-Commercial Combined, High Density) district and the Van Ness Special Use District with a Height and Bulk designation of 130-V.
13. 88.279C (Miller)
144 LEXINGTON STREET, west side between 18th and 19th Streets, a through lot to Valencia Street, Lot 91 in Assessor's Block 3589 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for six adolescent girls and 12 infants on a lot part of which is in an RH-3 (House, Three-Family) district and the other part in the Valencia Neighborhood Commercial District.

14. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Consideration of request for
Discretionary Review of Building Permit Application No. 8615315
proposing addition of one story and one dwelling unit to the
existing two-story-over-garage, two-unit structure in an RM-1 (Mixed
Residential, Low Density) district and a 40-X Height and Bulk
District.
(Continued from Regular Meeting of May 26, 1988)
15. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Discretionary Review of Building
Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of May 26, 1988)
16. 87.570D (Nixon)
714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets,
Lot 46 in Assessor's Block 1653 - Consideration of request for
Discretionary Review of Building Permit Application No. 8705720 for
the proposed addition of one dwelling unit and two stories resulting
in a three-story over garage duplex.
17. 87.570D (Nixon)
714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets,
Lot 46 in Assessor's Block 1653 - Discretionary Review of Building
Permit Application No. 8705720, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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16/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 16, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 14 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

12:00 NOON

FIELD TRIP - To view the sites of Mt. Sutro Television Tower, 1099 Mississippi Street and 610 Duncan Street.

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 88.234u (Hood)
2111 FRANKLIN STREET, northwest corner of Franklin and Jackson Streets, Lots 59 through 68 in Assessor's Block 593 - Request for exception from the low moderate-income housing provision of the Subdivision Code and review for consistency with the Master Plan of an existing 10-unit residential condominium building in an RM-3 (Mixed Residential, Medium Density) district. (Joint hearing with the Department of Public Works.)
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to June 23, 1988)
2. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 12, 1988)
(Proposed for continuation to June 30, 1988)
3. 87.791L (J. Malone)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses

Item #87.791L (Cont)

50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50, and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810 and 812.

(Continued from Regular Meeting of May 26, 1988)

(Proposed for continuation to July 14, 1988)

E. REGULAR CALENDAR

4. 88.054E (Maltzer)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeals of two Preliminary Negative Declarations (published February 5, 1988, revised and published May 20, 1988) on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts (except such areas included in Richmond/Sunset Interim Controls) to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Appeal of February 5, 1988 Negative Declaration Continued from Regular Meeting of May 19, 1988)
5. 88.184L (J. Malone)
1366 GUERRERO STREET, west side between 25th and 26th Streets, Lot 13 in Assessor's Block 6533 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the Frank G. Edwards House as a landmark pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of May 26, 1988)
6. 87.471E (MacKenzie)
1099 MISSISSIPPI STREET, northeast corner at 25th Street, Lot 8A in Assessor's Block 4224 - Appeal of Preliminary Negative Declaration for the proposed construction of a 21,920 square foot warehouse with administrative space, a caretakers unit, 8 parking spaces and 3 loading spaces.
(Continued from Regular Meeting of June 2, 1988)
7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Consideration of request for Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 2, 1988)

8. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427, as described above.
(Continued from Regular Meeting of June 2, 1988)
9. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 2, 1988)
10. 88.033EC (Green)
4, 6, 8 AND 10 MOULTON STREET AND 1929, 1937 AND 1939 LOMBARD STREET, between Buchanan and Webster Streets, Lots 2A and 16 in Assessor's Block 508 - Request for authorization of Conditional Use to demolish two existing buildings with second story dwelling units and to reduce the amount of required residential parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish two buildings frontage on Moulton Street (4 through 10 Moulton Street) with four dwelling units and to construct a new three-story building also containing four dwelling units and four ground floor off-street parking spaces. The building at 1929 Lombard Street will be remodeled to include an additional story and a new dwelling unit without the required off-street parking. Both lots would contain a total of eight (8) dwelling units with four (4) off-street parking spaces. The existing ground floor area for both 1929 and 1937 Lombard Street are to expand under this proposal by 495 square feet and 351 square feet, respectively. The size of Lots 2A and 16 together are approximately 4,881 square feet.
(Continued from Regular Meeting of June 2, 1988)
11. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Continued from Regular Meeting of April 14, 1988)
12. 88.020EC (Green)
2300 TARAVAL STREET, northwest corner of 33rd Avenue, Lot 15 in Assessor's Block 2362 - Request for authorization of Conditional Use to construct three mixed use buildings on a lot over 10,000 square feet within an NC-2 (Small-Scale Neighborhood Commercial) district.

Item #88.020EC (Cont)

The proposal is to subdivide the existing lot of approximately 10,500 square feet into three parcels to construct three, three (3) story mixed use buildings containing a total of 12 dwelling units, approximately 4,600 square feet of commercial floor area, and a total of 12 off-street parking spaces at grade to the rear of the buildings. The development of this site is to be reviewed as a single project.

4:30 P.M.

13. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of June 9, 1988)
14. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 19, 1988)
15. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of May 19, 1988)
16. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.
17. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.
18. 87.270CECC (Marsh)
649 PORTOLA DRIVE, southwest corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27, and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use under City Planning Code Section 303(e) to amend the previously approved Conditional Use 87.270CEC which would permit the replacement of handicapped unit with a standard unit in a proposed mixed use

Item #87.270CECC (Cont)

development containing fourteen (14) units of housing, 14 parking spaces and 5,000 square feet of ground floor commercial space within an NC-1 (Neighborhood Commercial Cluster) district and a 26-X Height and Bulk District.

(Continued from Regular Meeting of June 2, 1988)

19. 87.431C

(Miller)

875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boarding) with a community kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.

(Continued from Regular Meeting of May 26, 1988)

6:00 P.M.

20. 88.313C

(^assmore)

250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING, Lot 3 in Assessor's Block 2724 - Request for authorization of Conditional Use to expand the existing television transmission building and add antennae to the tower on the subject site in a manner not specifically authorized under the Conditional Use for a television transmission building and antennae tower approved in 1966 by the City Planning Commission under Resolution No. 5967. This application has been filed in connection with the review of Building Permit Application No. 8717463 proposing a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 square feet of floor area for additional transmitting equipment. The proposed project would also involve rerouting the entrance driveway and the removal and planting of trees at the northeast corner of the site. Additional antennae are proposed to be placed on the tower. The subject site is in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk district.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, June 23, 1988, beginning at 1:30 p.m. or later (call Lori Yamauchi at 558-6414 on June 20th or thereafter for a more specific time):

88.316EZT

(Ghosh)

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within an RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. On June 23rd, the City Planning Commission may elect to hold additional public hearings on the proposed controls; on or after June 23rd at a subsequent hearing, the Commission also has the authority to adopt a freeze order, making the proposed controls applicable to building permit applications filed after April 22, 1988. The Commission also may make modifications to the proposed interim controls as currently proposed. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 30, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 27 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.399EC (Christie)
300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three- to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 into two lots.
(Public Hearing Closed and Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 7, 1988)
2. 88.109S (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 7, 1988)
3. 87.399EC (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code

- Item #87.399EC (Cont)
requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 7, 1988)
4. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 23, 1988)
(Proposed for continuation to July 7, 1988)
5. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Proposed for continuation to July 14, 1988)
6. 87.570D (Nixon)
714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 46 in Assessor's Block 1653 - Discretionary Review of Building Permit Application No. 8705720 for the proposed addition of one dwelling unit and two stories resulting in a three-story over garage duplex.
(Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 14, 1988)
7. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to July 14, 1988)
8. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to July 14, 1988)

9. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to July 14, 1988)
10. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A in Assessor's Block 1507 - Consideration of request for Discretionary Review of Building Permit Application No. 8707322 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Proposed for continuation to July 14, 1988)
11. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A in Assessor's Block 1507 - Discretionary Review of Building Permit Application No. 8707322, as described above.
(Proposed for continuation to July 14, 1988)
12. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to July 21, 1988)
13. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to July 21, 1988)
14. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Proposed for continuation to July 21, 1988)

15. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, three-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story, single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Proposed for continuation to July 21, 1988)
16. 88.234Q (Hood)
2111 FRANKLIN STREET, northwest corner of Jackson and Franklin Streets, Lots 1H and 59 through 68 in Assessor's Block 593 - Request for exception to the provisions of the Subdivision Code in which the designation of a moderate-income housing unit may be removed through the provision of an in-lieu payment to the City's Housing Development Fund for a previously approved 10-unit condominium conversion subdivision. (Case No. RS78.22)
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to July 21, 1988)
17. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow business or professional commercial office use on the first floor in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to July 21, 1988)
18. 88.228I (Casey)
1001 POTRERO AVENUE, SAN FRANCISCO GENERAL HOSPITAL, east side between 22nd and 23rd Streets, in Assessor's Blocks 4090 and 4154 - Hearing for San Francisco General Hospital Institutional Master Plan covering ten years of development.
(Proposed for continuation to July 21, 1988)
19. 88.172C (Casey)
608 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 19 in Assessor's Block 2345-A - Request for authorization of Conditional Use to convert second floor residential space into commercial office space in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for indefinite continuation)

20. 88.171C (Casey)
711 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 48
in Assessor's Block 2408 - Request for authorization of Conditional
Use to convert second floor residential space to commercial office
use in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

21. 88.313C (Miller)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING, Lot 3
in Assessor's Block 2724 - Consideration of final language to
DISAPPROVE the authorization of Conditional Use to expand the
existing television transmission building and add antennae to the
tower on the subject site in a manner not specifically authorized
under the Conditional Use for a television transmission building and
antennae tower approved in 1966 by the City Planning Commission under
Resolution No. 5967. This application has been filed in connection
with the review of Building Permit Application No. 8717463 proposing
a 32-foot high horizontal extension to the north of the existing
building containing approximately 3,100 square feet of floor area for
additional transmitting equipment. The proposed project would also
involve rerouting the entrance driveway and the removal and planting
of trees at the northeast corner of the site. Additional antennae
are proposed to be placed on the tower. The subject site is in an
RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X
Height and Bulk district.
(Public Hearing Closed and Continued from Regular Meeting of
June 23, 1988)

F. REGULAR CALENDAR

22. 88.316ZT (Bateson)
FREEZE ORDER - NEIGHBORHOOD CONSERVATION INTERIM CONTROLS -
Consideration of a freeze order to make the proposed Neighborhood
Conservation Interim Controls retroactive. The freeze order would
direct the Zoning Administrator, Superintendent of the Bureau of
Building Inspection and other permit issuing agencies to suspend
action on permit applications which propose a use, demolition,
construction or alteration prohibited by the proposed Neighborhood
Conservation Interim Controls and could apply to Building Permit
Applications filed within 60 days before the first noticed hearing,
or April 23, 1988.
(Continued from Regular Meeting of June 23, 1988)
23. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim
Zoning Controls to amend the text of the City Planning Code by adding
Article 5 to regulate demolition of single family and two-family
residential buildings and major alteration and new construction of
all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2
zoning districts and in those portions of other residential districts
within height districts of 40 feet or less in which 50% or more of

Item #88.316Ezt (Cont)

the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Department of City Planning has proposed amendments to clarify provisions of the controls. The Commission also may make further modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

(Continued from Regular Meeting of June 23, 1988)

NOTE: The Commission will not act on the Interim Controls at this meeting. They will hold another public hearing on this matter on July 14, 1988.

5:00 P.M.

24. 88.184L (J. Malone)
1366 GUERRERO STREET, west side between 25th and 26th Streets, Lot 13 in Assessor's Block 6533 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the Frank G. Edwards House as a landmark pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of June 16, 1988)

25. 88.183L (J. Malone)
CHARLES L. HINKEL HOUSE, 280 DIVISADERO STREET, Lot 23 in Assessor's Block 1238 - Consideration of the Landmarks Preservation Advisory Board recommendation that the above-referenced site be designated as a landmark and landmark site pursuant to Article 10 of the City Planning Code.

26. 88.303C (Miller)
405 BAKER STREET, west side between Hayes and Grove Streets, Lot 7 in Assessor's Block 1199 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for 12 autistic young adults (The Burt Center) in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of June 23, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call LOFT Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF SPECIAL MEETING: The City Planning Commission will be holding a special workshop meeting on Wednesday, July 6, 1988, at 3:00 p.m. at 450 McAllister Street, Room 605, to discuss the Department of City Planning's Fiscal Year 1988-89 Budget and Work Program and guidelines for the implementation of Section 295 of the City Planning Code (Proposition K) concerning shadows cast on property owned by the Recreation and Park Department. The discussion will be informational only. Public testimony will be deferred to the end of the meeting.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
FRIDAY
JULY 1, 1988
CONFERENCE ROOM, BUILDING 220
PRESIDIO OF SAN FRANCISCO
2:00 P.M.

DOCUMENTS DEPT.
JUL 28 1988
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ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

2:00 P.M.

FIELD TRIP: To meet with staff of the Army to receive a briefing on the Presidio of San Francisco's construction program, and to attend a tour of the Presidio.

Adjournment.

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NOTICE OF MEETING
AND CALENDAR
OF THE
✓ SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
JULY 6, 1988
450 MCALLISTER STREET, ROOM 605
3:00 P.M.

DOCUMENTS DEPT.

JUL 5 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Department of City Planning work program and budget priorities, personnel and service targets.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 271

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Mothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. Discussion of City Planning Commission hearing on July 14, 1988 regarding Neighborhood Conservation Interim Controls (Case No. 88.316EZT). The Commission could apply limitations on the total length of the hearing and the scope of the testimony received on that date.
2. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for July 28, 1988.

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Resolution of Recognition and Appreciation to Douglas G. Wright for his service and contributions as a member of the City Planning Commission.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

4. 82.368EC (Scott)
900 KEARNY STREET, northeast corner at Jackson Street, Lot 11 in Assessor's Block 176 - Request for authorization of Conditional Use

Item #82.368EC (Cont)

to permit a financial service and accessory office use in excess of 5,000 square feet in the CCB (Chinatown Community Business) District. The proposal is for up to 11,300 square feet of administrative office use by Golden Coin Savings and Loan Association. (Proposed for continuation to August 4, 1988)

5. 88.211C

(Hood)

3044-3046 ALEMANY BOULEVARD, north side between Lawrence and Sickles Avenues, Lot 33 in Assessor's Block 7140 - Request for authorization of Conditional Use to convert a two-unit residential townhouse to an inn containing no more than five rooms for transient guests in an RM-1 (Mixed Residential, Low Density) district. (Proposed for continuation to August 4, 1988)

E. REGULAR CALENDAR

6. 87.399EC

(Christie)

300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 into two lots.

(Public Hearing Closed and Continued from Regular Meeting of June 30, 1988)

7. 88.109S

(McDonald)

300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of June 30, 1988)

8. 87.399EC

(McDonald)

300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of June 30, 1988)

4:00 P.M.

9. 88.276C (Chiong)
866 VALENCIA STREET, westerly side between 19th and 20th Streets, Lot 9 in Assessor's Block 3597 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 with billiard tables, defined by Section 790.38 of the City Planning Code as Other Entertainment within the Valencia Street Neighborhood Commercial District. The proposal is to install a deli style food service activity with six (6) billiard tables within approximately 1,600 square feet of floor area.
(Continued from Regular Meeting of June 23, 1988)
10. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 30, 1988)
11. 88.303C (Miller)
405 BAKER STREET, west side between Hayes and Grove Streets, Lot 7 in Assessor's Block 1199 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for 12 autistic young adults (The Burt Center) in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of June 30, 1988)
12. 87.270ECCCC (Marsh)
649 PORTOLA DRIVE/15 TERESITA BOULEVARD, southeast corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27, and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use to permit a Mixed Use building on three lots containing over 4,999 square feet within an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District. The project, more specifically, contains approximately 5,500 square feet of ground floor commercial space to be apportioned in three or four storefronts; 14 two-bedroom, two-bath units on the second and third levels of the subject property; 14 off-street parking spaces; landscaping improvements on City owned Lot 29 in Assessor's Block 2901-A and 19 off-street parking spaces to be located within the Portola Drive right-of-way.
13. 88.2281 (Casey)
1001 POTRERO AVENUE, SAN FRANCISCO GENERAL HOSPITAL, east side between 22nd and 23rd Streets, in Assessor's Blocks 4090 and 4154 - Hearing for San Francisco General Hospital Institutional Master Plan covering ten years of development.
(Continued from Regular Meeting of June 30, 1988)

14. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6
in Assessor's Block 7548 - Discretionary Review of Building Permit
Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE
FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of June 23, 1988)
15. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots
49 and 50 in Assessor's Block 4094 - Discretionary Review of Building
Permit Application Nos. 8711654, 8711655, and 8711656 for the
CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an
RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 19, 1988)
16. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot
11 in Assessor's Block 6589 - Consideration of request for
Discretionary Review of Building Permit Application Nos. 8710588,
8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT
RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 16, 1988)
17. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot
11 in Assessor's Block 6589 - Discretionary Review of Building Permit
Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of June 16, 1988)
18. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough
Streets, Lot 2D in Assessor's Block 505 - Consideration of request for
Discretionary Review of Building Permit Application No. 8802713
for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House,
Three-Family) district.
(Continued from Regular Meeting of June 16, 1988)
19. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough
Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of
Building Permit Application No. 8802713, as described above.
(Continued from Regular Meeting of June 16, 1988)

NOTE: Due to the Special Joint Meeting with the Golden Gate National
Recreation Area Advisory Commission scheduled for 7:30 p.m., the
City Planning Commission will end their Regular Meeting at 6:30 p.m.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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ADDENDUM

DOCUMENTS DEPT.

JUL 7 1988

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≡ NOTICE OF MEETING
AND CALENDAR
OF THE
— SAN FRANCISCO
≡ CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
≡ JULY 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. ITEMS TO BE CONTINUED

- 3a. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Request for authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Proposed for continuation to July 14, 1988)

CPC 272

SPECIAL JOINT MEETING

GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION
AND
SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY
JULY 7, 1988
BUILDING 201
FORT MASON
7:30 P.M.

ROLL CALL: City Planning Commissioners: Bierman, Coffey, Dick, Engmann, Hu,
Morales and Nothenberg.

Golden Gate National Recreation Area Advisory Commissioners:
Ayala, Bartke, Boerger, Cogswell, Crowley, Eisenberg, Friedman,
Meyer, Park Li, Pinkston, Robinson, Sciaroni, Spring, Wayburn and
Williams.

7:30 P.M.

1. 88.219R (Shotland)
Public hearing on the proposed conversion of Building 211 at the
Presidio of San Francisco to a Burger King restaurant.
2. 88.383R (Shotland)
Public hearing on the proposed upgrade of an existing Motor Pool near
Fort Scott at the Presidio of San Francisco.
3. 88.384R (Shotland)
Public hearing on the proposed expansion of the Post Exchange (P.X.)
facility near Crissy Field at the Presidio of San Francisco.
4. 88.407R (Shotland)
Public hearing on the Golden Gate National Recreation Area's plans
for Crissy Field site improvements.

Adjournment.

CPC 272

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 11 1988

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PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.374EZ (Skiffer)
Consideration of Initiation of Permanent and Interim Zoning Controls for property generally bounded by Larkin, Golden Gate, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from 80-X to 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties. (A public hearing will be scheduled for August 4, 1988)
2. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for August 4, 1988.

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Amendment to the Rules and Regulations of the Commission, Article IV, Section 6, concerning withdrawals of applications after votes of intent are taken by the Commission, but prior to final action.
NOTE: The Commission will hear testimony on this amendment today and at its next meeting before acting on the proposed amendment.

4. (Miller)
Consideration of Resolution to establish a policy of Discretionary Review over substantive building permit applications for additions to the transmission building and tower of Sutro Tower, including antennae.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED OR WITHDRAWN

5. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to a later date)
6. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 11, 1988)
7. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 11, 1988)
8. 87.791L (Marsh)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50, and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810 and 812.
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to August 18, 1988)

9. 88.033EC (Green)
4, 6, 8 AND 10 MOULTON STREET AND 1929, 1937 AND 1939 LOMBARD STREET, between Buchanan and Webster Streets, Lots 2A and 16 in Assessor's Block 508 - Request for authorization of Conditional Use to demolish two existing buildings with second story dwelling units and to reduce the amount of required residential parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish two buildings frontage on Moulton Street (4 through 10 Moulton Street) with four dwelling units and to construct a new three-story building also containing four dwelling units and four ground floor off-street parking spaces. The building at 1929 Lombard Street will be remodeled to include an additional story and a new dwelling unit without the required off-street parking. Both lots would contain a total of eight (8) dwelling units with four (4) off-street parking spaces. The existing ground floor area for both 1929 and 1937 Lombard Street are to expand under this proposal by 495 square feet and 351 square feet, respectively. The size of Lots 2A and 16 together are approximately 4,881 square feet.
(Continued from Regular Meeting of June 16, 1988)
NOTE: This project has been withdrawn.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Consideration of final language to APPROVE Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Public Hearing Closed and Continued from Regular Meeting of July 7, 1988)

F. CONSENT CALENDAR

11. 88.372C (Gallagher)
28-30 WEST PORTAL AVENUE, west side between Ulloa Street and Santa Clara Avenue, Lot 3 in Assessor's Block 2931 - Request for authorization of Conditional Use under Section 186.1(a) to create an opening between an existing large fast-food establishment and an existing small self-service establishment, resulting in one large fast-food establishment. This application has been placed on the Consent Calendar with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

G. REGULAR CALENDAR

12. 88.373C (Gallagher)
1 CLEMENT STREET, southwest corner of Clement Street and Arguello Boulevard, Lot 1 in Assessor's Block 1433 - Request for authorization of Conditional Use under Section 186.1(c)(5) for the relocation of a full-service restaurant from 11 Clement Street to 1 Clement Street.
13. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Request for authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Continued from Regular Meeting of July 7, 1988)
14. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Department of City Planning has proposed amendments to clarify provisions of the controls. The Commission also may make further modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.
(Continued from Regular Meeting of June 30, 1988)
NOTE: The Commission will hold four hearings, limited in scope and time, during the next four regular meetings. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions. The hearing will focus on the scope and purpose of the ordinance, potential for new housing and the economics of housing production.
THE HEARING WILL BE LIMITED TO THREE HOURS IN LENGTH.

5:00 P.M.

15. 88.293C (Green)
348 CHURCH STREET, west side between 15th and 16th Streets, Lot 5 in Assessor's Block 3558 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of an existing nonconforming rug cleaning plant within an approximate total gross floor area of 16,800 sq. ft. in an RM-2 (Mixed Residential, Moderate Density) district.
16. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of June 30, 1988)
17. 88.325CV (Casey)
55 BROAD STREET, south side between Plymouth and San Jose Avenues, Lots 17A and 18 in Assessor's Block 7112 - Request for authorization of Conditional Use to allow an addition, including basement, first floor level and upper level with dimensions of 20 ft. x 22 ft. on the lower floors and 20 ft. x 12 ft. on the upper floor. An exterior stair is proposed on the rear side. The building is used for religious purposes.
18. 88.285C (Nixon)
1355 - 12TH AVENUE, west side between Irving and Judah Streets, Lot 13 in Assessor's Block 1767 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 5-1/2 feet for a project subject to the Richmond and SunSet Districts Special Use District controls adopted by the City Planning Commission on September 17, 1987. The proposal is to raise the entire two-story over basement, single family structure approximately 2-1/2 feet to provide adequate area for two parking spaces (one vehicle in tandem). Additional alterations, not requiring Conditional Use Approval, will enlarge the rear of the existing structure. The house is located in an RH-2 (House, Two-Family) district.
19. 87.570D (Nixon)
714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 46 in Assessor's Block 1653 - Discretionary Review of Building Permit Application No. 8705720 for the proposed addition of one dwelling unit and two stories resulting in a three-story over garage duplex.
(Continued from Regular Meeting of June 30, 1988)

20. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 23, 1988)
21. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story over garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 9, 1988)
22. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of June 9, 1988)
23. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A in Assessor's Block 1507 - Consideration of request for Discretionary Review of Building Permit Application No. 8707322 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 30, 1988)
24. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A in Assessor's Block 1507 - Discretionary Review of Building Permit Application No. 8707322, as described above.
(Continued from Regular Meeting of June 30, 1988)

7:00 P.M.

25. 88.363C (Miller)
673 SAN JOSE AVENUE, east side between 29th and Duncan Streets, Lot 27 in Assessor's Block 6597 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY consisting of a 15-bed adult residential alcohol recovery home ("Acceptance House" of Baker Places, Inc.) in an RH-1 (House, One-Family) district.

Adjournment.

JULY 14, 1988

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 21, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 18 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.374EZ (Skiffer)
Consideration of Initiation of Permanent and Interim Zoning Controls for property generally bounded by Larkin, Golden Gate, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Assessor's Combined, High Density) district, and from 80-X to 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties. A public hearing will be scheduled for August 11, 1988
2. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for August 11, 1988.

B. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Amendment to the Rules and Regulations of the Commission, Article IV, Section 6, concerning withdrawals of applications after votes of intent are taken by the Commission, but prior to final action.
(Continued from Regular Meeting of July 14, 1988)

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

4. 87.538EACV (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 11, 1988)
5. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 18, 1988)
6. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, three-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story, single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 18, 1988)
7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 18, 1988)

E. REGULAR CALENDAR

8. 88.228I (Casey)
1001 POTRERO AVENUE, SAN FRANCISCO GENERAL HOSPITAL, east side between 22nd and 23rd Streets, in Assessor's Blocks 4090 and 4154 - Hearing for San Francisco General Hospital Institutional Master Plan covering ten years of development.
(Continued from Regular Meeting of July 7, 1988)
9. 88.288C (Casey)
297 SAGAMORE STREET, southeast corner of Alemany Boulevard, Lot 39 in Assessor's Block 7148 - Request for authorization of Conditional Use to convert a single family house into a CHURCH for religious services in an RH-1 (House, One-Family) district.
10. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow business or professional commercial use on the first floor in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of May 19, 1988)

4:00 P.M.

11. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Department of City Planning has proposed amendments to clarify provisions of the controls. The Commission also may make further modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.
(Continued from Regular Meeting of July 14, 1988)
NOTE: The Commission will hold four hearings, limited in scope and time. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.
This hearing will focus on the demolition provisions of the controls.
THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

6:00 P.M.

12. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in Assessor's Block 4991 - Request for authorization of Modification for previously authorized PLANNED UNIT DEVELOPMENT MOTION 10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion 10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and Height and Bulk districts of 40-X, 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I Height and Bulk districts.
(Continued from Regular Meeting of June 23, 1988)
13. 88.333C (Green)
3184 MISSION STREET, northwest corner of Valencia Street, Lots 14 and 15 in Assessor's Block 6574 - Request for authorization of Conditional Use to alter and intensify an existing LARGE FAST-FOOD RESTAURANT (as defined by Section 790.90 of the City Planning Code) within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to add seating to the existing outdoor patio, increasing the amount of seating for up to 52 persons, remodeling the existing building, and partially covering and enclosing the patio dining area. There will be a total of 68 seats with a total floor area of 1,335 square feet.
14. 88.345C (Green)
2199 LOMBARD STREET, southeast corner of Steiner Street, Lot 24 in Assessor's Block 510 - Request for authorization of Conditional Use to establish an Automobile Parking Lot as defined by Section 790.8 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to create a parking lot containing twelve (12) off-street parking spaces to serve customers of MEL'S DRIVE-IN RESTAURANT located at 2165 Lombard Street. The size of the proposed lot will be approximately 3,889 square feet.
15. 88.305C (Pearl)
426-430 BROADWAY, north side between Kearny and Montgomery Streets, Lot 9 in Assessor's Block 144 - Request for authorization of Conditional Use to establish the legal use of a (34) guest room tourist hotel converted to commercial/office use. The upper three stories of the four-story building (ground floor commercial/full-service restaurant) have been converted to office use without benefit of permit. Both a tourist hotel and business or professional services uses on the second story and above are classified as nonconforming uses under the Broadway Neighborhood Commercial District. City Planning Code Section 179(e) requires the granting of Conditional Use authorization for conversion from one nonconforming use to another.

16. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of July 7, 1988)
17. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.
(Continued from Regular Meeting of July 7, 1988)
18. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Consideration of request for Discretionary Review of Building Permit Application No. 8801269 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1 (House, One-Family) district.
19. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Discretionary Review of Building Permit Application No. 8801269, as described above.
20. 88.161D (Berkowitz)
1255 SILLIMAN STREET, southeast corner at Yale Street, Lot 35 in Assessor's Block 5937 - Consideration of request for Discretionary Review of Building Permit Application No. 8802922 for the CONSTRUCTION OF A REAR YARD STAIRCASE in an RH-1 (House, One-Family) district.
21. 88.161D (Berkowitz)
1255 SILLIMAN STREET, southeast corner at Yale Street, Lot 35 in Assessor's Block 5937 - Discretionary Review of Building Permit Application No. 8802922, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 28, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
JUL 27 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for August 18, 1988.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Amendment to the Rules and Regulations of the Commission, Article IV, Section 6, concerning withdrawals of applications after the Commission completes a public hearing or after votes of intent are taken by the Commission, but prior to final action.
(Continued from Regular Meeting of July 21, 1988)

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Building Permit Application No. 8713081 proposing construction of a four-story, three dwelling unit structure

Item #87.608D (Cont)

after demolition of the existing structure in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.

(Proposed for continuation to August 11, 1988)

4. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Discretionary Review of Building Permit Application No. 8713081, as described above.
(Proposed for continuation to August 11, 1988)

5. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one-story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Proposed for continuation to August 11, 1988)

6. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building Permit Application Nos. 8710411 and 8710415, as described above.
(Proposed for continuation to August 11, 1988)

7. 88.236EZT/87.388E
MEADE AVENUE SPECIAL USE DISTRICT/"MONTE VISTA" MIXED-USE DEVELOPMENT, Meade Avenue, west side at Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration for the proposed zoning reclassification which would result in the construction of 46 dwelling units, each of which would be constructed above ground-floor commercial space. The reclassification and project requires approval by the City Planning Commission and the Board of Supervisors.
(Proposed for continuation to August 11, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 88.288C (Casey)
297 SAGAMORE STREET, southeast corner of Alemany Boulevard, Lot 39 in Assessor's Block 7148 - Consideration of final language to APPROVE the authorization of Conditional Use to convert a single family house into a CHURCH for religious services in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of July 21, 1988)

9. 88.345C (Green)
2199 LOMBARD STREET, southeast corner of Steiner Street, Lot 24 in Assessor's Block 510 - Consideration of final language to APPROVE the authorization of Conditional Use to establish an Automobile Parking Lot as defined by Section 790.8 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to create a parking lot containing twelve (12) off-street parking spaces to serve customers of MEL'S DRIVE-IN RESTAURANT located at 2165 Lombard Street. The size of the proposed lot will be approximately 3,889 square feet.
(Public Hearing Closed and Continued from Regular Meeting of July 21, 1988)

F. REGULAR CALENDAR

10. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of July 21, 1988)
11. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.
(Continued from Regular Meeting of July 21, 1988)
12. (Herrera)
Informational presentation on the Housing Information Series Report, Changes in the San Francisco Housing Inventory for 1987, concerning data on residential units constructed or demolished.
13. 88.316ZT (Ghosh)
FREEZE ORDER - NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of an Amendment to the Neighborhood Conservation Freeze Order to exempt building permit applications for which a Conditional Use was authorized before December 31, 1987.
14. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard

Item #88.316EZT (Cont)

requirements; and (3) establish new planning review and application procedures. The Commission may make modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

(Continued from Regular Meeting of July 21, 1988)

NOTE: The Commission is holding four hearings, limited in scope and time. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.

This hearing will focus on the new construction and alteration provisions of the controls.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

4:30 P.M.

15. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Request for authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Continued from Regular Meeting of July 14, 1988)
16. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of July 14, 1988)
17. 88.325CV (Casey)
55 BROAD STREET, south side between Plymouth and San Jose Avenues, Lots 17A and 18 in Assessor's Block 7112 - Request for authorization of Conditional Use to allow expansion of a church in an RH-2 (House, Two-Family) district. The expansion is an addition, including basement, first floor level and upper level with dimensions of 20 ft. x 22 ft. on the lower floors and 20 ft. x 12 ft. on the upper floor. An exterior stair is proposed on the rear side.
(Continued from Regular Meeting of July 14, 1988)
18. 88.325CV (Casey)
55 BROAD STREET (Zion Hill Baptist Church), south side between Plymouth and San Jose Avenues, Lots 17A and 18 in Assessor's Block 7112 - Request for variance from the rear yard requirement. The rear yard requirement for the subject property is 56.25 feet. Approximately 31.5 feet of rear yard is provided under the proposed plan. A variance is needed for an encroachment of 24.5 feet into the rear yard by the proposed expansion of a church in an RH-2 (House, Two-Family) district.

19. 87.788D (Nixon)
610 - 42ND AVENUE, east side between Balboa and Anza Streets, Lot 11 in Assessor's Block 1584 - Consideration of request for Discretionary Review of Building Permit Application No. 8710567 proposing the addition of one story to the existing one-story over garage single family structure in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.
20. 87.788D (Nixon)
610 - 42ND AVENUE, east side between Balboa and Anza Streets, Lot 11 in Assessor's Block 1584 - Discretionary Review of Building Permit Application No. 8710567, as described above.
21. 87.729D (Nixon)
889 BALBOA STREET/600 - 10TH AVENUE, southeast corner at intersection of 10th Avenue and Balboa Street, Lot 29A in Assessor's Block 1635 - Consideration of request for Discretionary Review of Building Permit Application No. 8710215 proposing the addition of one story and three off-street parking spaces in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
22. 87.729D (Nixon)
889 BALBOA STREET/600 - 10TH AVENUE, southeast corner at intersection of 10th Avenue and Balboa Street, Lot 29A in Assessor's Block 1635 - Discretionary Review of Building Permit Application No. 8710215, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 4, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 1 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Proposed for continuation to August 11, 1988)
2. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing extension of the existing single family structure, resulting in a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to August 25, 1988)
3. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 7, 1988)
(Proposed for continuation to September 1, 1988)

4. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of July 7, 1988)
(Proposed for continuation to September 1, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling, as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Public Hearing Closed and Continued from Regular Meeting of July 28, 1988)

F. REGULAR CALENDAR

6. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Commission may make modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.
(Continued from Regular Meeting of July 28, 1988)

NOTE: The Commission is holding four hearings, limited in scope and time. This hearing is the last of those hearings. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.

This hearing will focus on the notice and permit processing provisions of the controls.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

4:00 P.M.

7. 82.368EC (Scott)
900 KEARNY STREET, northeast corner at Jackson Street, Lot 11 in Assessor's Block 176 - Request for authorization of Conditional Use to permit a financial service and accessory office use in excess of 5,000 square feet in the CCB (Chinatown Community Business) District. The proposal is for up to 11,300 square feet of administrative office use by Golden Coin Savings and Loan Association. (Continued from Regular Meeting of July 7, 1988)
8. 88.333C (Green)
3184 MISSION STREET, northwest corner of Valencia Street, Lots 14 and 15 in Assessor's Block 6574 - Request for authorization of Conditional Use to alter and intensify an existing LARGE FAST-FOOD RESTAURANT (as defined by Section 790.90 of the City Planning Code) within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to add seating to the existing outdoor patio, increasing the amount of seating for up to 52 persons, remodeling the existing building, and partially covering and enclosing the patio dining area. There will be a total of 68 seats with a total floor area of 1,335 square feet. (Continued from Regular Meeting of July 21, 1988)
9. 88.347C (Chiong)
5216 MISSION STREET, west side between Niagara and Mount Vernon Avenues, Lot 18 in Assessor's Block 7031 - Request for authorization of Conditional Use to re-establish a LARGE FAST-FOOD ESTABLISHMENT as defined by Section 790.90 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a bakery, considered a large fast-food establishment, with no seating in approximately 1,400 square feet of floor area.
10. 88.348C (Green)
66 RAUSCH STREET, southwest side between Folsom and Howard Streets, Lots 70 and 72 in Assessor's Block 3730 - Request for authorization of Conditional Use to add NIGHTTIME ENTERTAINMENT (as defined by Section 102.17 of the City Planning Code) to an existing restaurant and bar in a C-3-S (Downtown Support) district within an Interim South of Market Housing/Service/Light Industrial District. The approval is to intensify the existing establishment by adding live entertainment and dancing to take place after the restaurant is closed for food service. The restaurant and bar (The Half Shell) has seating for up to 49 persons in approximately 1,700 square feet of floor area.
11. 88.166EC (McDonald)
370 WALLER STREET, north side between Webster and Fillmore Streets, Lot 32 in Assessor's Block 859 - Request for authorization of Conditional Use to permit construction of FIVE RESIDENTIAL UNITS on a lot having 7,397.5 square feet of area and proposing eight parking spaces in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

12. 84.559CQQQC (Skiffer)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
13. 88.211C (Hood)
3044-3046 ALEMANY BOULEVARD, north side between Lawrence and Sickles Avenues, Lot 33 in Assessor's Block 7140 - Request for authorization of Conditional Use to convert a two-unit residential townhouse to an inn containing no more than five rooms for transient guests in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of July 7, 1988)
14. 88.217CV (Hood)
335 SOUTH VAN NESS AVENUE, east side between 14th and 15th Streets, Lot 38 in Assessor's Block 3549 - Request for authorization of Conditional Use to allow creation of a dwelling unit in an existing building in a C-M (Heavy Commercial) district.
15. 88.367C (Lord)
2307-2311 VAN NESS AVENUE, west side of Van Ness Avenue between Vallejo and Green Streets, Lot 4 in Assessor's Block 551 - Request for authorization of Conditional Use to convert the second floor dwelling unit of an existing three-story residential building to commercial use.

6:00 P.M.

16. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 7, 1988)
17. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Consideration of request for Discretionary Review of Building Permit Application No. 8801269 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of July 21, 1988)
18. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Discretionary Review of Building Permit Application No. 8801269, as described above.
(Continued from Regular Meeting of July 21, 1988)

19. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Request for reclassification of property from a 40-X Height and Bulk District to a 65-N Height and Bulk District in conjunction with a proposed seven-level, 330+ stall self-parking facility with ground floor retail space within the North Beach Neighborhood Commercial District (NCD).
20. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Review for consistency with the Master Plan of a proposal by the Parking Authority to either lease or purchase the subject property for Parking Facility within the North Beach Neighborhood Commercial District (NCD).

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
AUGUST 10, 1988
450 McALLISTER STREET
ROOM 605
3:00 P.M.

DOCUMENTS DEPT.

AUG 8 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Report/Update on Department of City Planning staff changes and estimate of fees required to make permit processing self-supporting.
2. Discretionary Review - procedures, fees, work load.
3. Guidelines for the determination of significant shadow on property under the jurisdiction of the Recreation and Park Commission as required by Section 295 of the City Planning Code (Proposition K).

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Adjournment.

CPC 280

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 11, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Montana)
Informational presentation on the proposed South of Market Twelve-Month Zoning Controls and the South of Market Plan -- Proposal for Adoption June 1988, published by the Department of City Planning.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.316EZT
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Discussion of public testimony received and possible revisions to the proposed interim controls.
NOTE: No public testimony will be taken at this time. The Commission will discuss the possible revisions further at their August 18, 1988 meeting. Public testimony will be received at the public hearing on this matter on August 25, 1988.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to August 18, 1988)
4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of

Item #87.419D (Cont)

a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 14, 1988)

(Proposed for continuation to September 8, 1988)

5. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to September 8, 1988)

E. REGULAR CALENDAR

6. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from Regular Meeting of August 4, 1988)
7. 87.159ER (Marsh)
REDEVELOPMENT PLAN AMENDMENTS - Review for consistency with the Master Plan of the proposed Redevelopment Plan Amendments to the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center, and Western Addition A-2 Redevelopment Project Areas, which will permit the merger of the separate Redevelopment Project Areas into a single Merged Project.

4:00 P.M.

8. 87.538EAVD (Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of July 21, 1988)
9. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Continued from Regular Meeting of July 21, 1988)

10. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, two-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Continued from Regular Meeting of July 21, 1988)
11. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Request for reclassification of property from a 40-X Height and Bulk District to a 65-N Height and Bulk District in conjunction with a proposed seven-level, 330+ stall self-parking facility with ground floor retail space within the North Beach Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of August 4, 1988)
12. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Review for consistency with the Master Plan of a proposal by the Parking Authority to either lease or purchase the subject property for Parking Facility within the North Beach Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of August 4, 1988)
13. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Continued from Regular Meeting of August 4, 1988)
- 5:30 P.M.
14. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 2b in Assessor's Block 1433 - Consideration of request for Discretionary Review of Building Permit Application No. 8713081

Item #87.608D (Cont)

proposing construction of a four-story, three dwelling unit structure after demolition of the existing structure in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of July 28, 1988)

15. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Discretionary Review of Building Permit Application No. 8713081, as described above.
(Continued from Regular Meeting of July 28, 1988)
16. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of July 28, 1988)
17. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building Permit Application Nos. 8710411 and 8710415, as described above.
(Continued from Regular Meeting of July 28, 1988)
18. 88.355D (Nixon)
1975 - 22ND AVENUE, west side between Pacheco and Ortega Streets, Lot 14 in Assessor's Block 2112 - Consideration of request for Discretionary Review of Building Permit Application No. 8802725 proposing a two-story rear addition on a single family structure in an RH-1 (House, One-Family) district with a 40-X Height and Bulk District within the Richmond/Sunset Special Use District.
19. 88.355D (Nixon)
1975 - 22ND AVENUE, west side between Pacheco and Ortega Streets, Lot 14 in Assessor's Block 2112 - Discretionary Review of Building Permit Application No. 8802725, as described above.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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/18/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 18, 1988
ROOM 282, CITY HALL
1:30 P.M.

RECEIVED

AUG 16 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 86.505E (Oshima)
Informational presentation and user orientation to the Mission Bay Plan Draft Environmental Impact Report.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.316EZ
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Discussion of public testimony received and possible revisions to the proposed interim controls.
NOTE: No public testimony will be taken at this time. Public testimony will be received at the public hearing on this matter on August 25, 1988.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 88.374EZ (Deutsch)
PORTION OF BLOCK BOUNDED BY GOLDEN GATE AVENUE, HYDE, McALLISTER AND LARKIN STREETS, Lots 4, 10, 11, 12, 13, 14, and 15 - Appeal of Preliminary Negative Declaration for proposed Interim and Permanent Zoning Controls which would reclassify these properties from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and to amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Proposed for continuation to September 1, 1988)
4. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density)

Item #88.374EZ (Cont)

district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.

(Continued from Regular Meeting of August 11, 1988)

(Proposed for continuation to September 1, 1988)

5. 88.0320 (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717085 and 8717086 for the DEMOLITION OF A SINGLE-STORY, SINGLE FAMILY HOUSE and the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY HOUSE IN AN RH-2 (House, Two-Family) district.
(Proposed for continuation to September 1, 1988)
6. 88.0320 (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Discretionary Review of Building Permit Application Nos. 8717085 and 8717086, as described above.
(Proposed for continuation to September 1, 1988)
7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of July 21, 1988)
(Proposed for continuation to September 1, 1988)
8. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Consideration of request for Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Proposed for continuation to September 1, 1988)
9. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908, as described above.
(Proposed for continuation to September 1, 1988)
10. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Consideration of request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
(Proposed for continuation to September 1, 1988)

11. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Discretionary Review of Building Permit Application No. 8806682-S, as described above.
(Proposed for continuation to September 1, 1988)

E. CONSENT CALENDAR

12. 88.433C (Gallagher)
116 CLEMENT STREET, north side between 2nd and 3rd Avenues, Lot 19 in Assessor's Block 1431 - Request for authorization of Conditional Use to exchange a Type 47 Alcoholic Beverage License (full bar, food service mandatory, establishment open to all age groups) for a Type 48 License (full bar, food service optional, establishment open to age 21 and over only). This application has been placed on the Consent Calendar with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

3:00 P.M.

F. REGULAR CALENDAR

13. 88.425C (Gallagher)
2112 - 15th STREET, northwest corner of Sanchez and 15th Streets, Lot 10 in Assessor's Block 3541 - Request for authorization of Conditional Use to add a two-story, 30 feet by 35 feet stock room in place of an existing commercial garage in the Upper Market Neighborhood Commercial District. The total gross floor area of the existing retail use will increase from approximately 5,450 square feet to 7,330 square feet, requiring Conditional Use under Section 721.21 of the City Planning Code.
14. 82.368EC (Scott)
900 KEARNY STREET, northeast corner at Jackson Street, Lot 11 in Assessor's Block 176 - Request for authorization of Conditional Use to permit a financial service and accessory office use in excess of 5,000 square feet in the CCB (Chinatown Community Business) district. The proposal is for up to 11,300 square feet of administrative office use by Golden Coin Savings and Loan Association.
(Continued from Regular Meeting of August 4, 1988)
15. 88.211C (Hood)
3044-3046 ALEMANY BOULEVARD, north side between Lawrence and Sickles Avenues, Lot 33 in Assessor's Block 7140 - Request for authorization of Conditional Use to convert a two-unit residential townhouse to an inn containing no more than five rooms for transient guests in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of August 4, 1988)

16. 87.791L (J. Malone)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50, and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810, and 812.
(Continued from Regular Meeting of July 14, 1988)
17. 87.538EAVD (Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of August 11, 1988)
18. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Continued from Regular Meeting of August 11, 1988)
19. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, two-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Continued from Regular Meeting of August 11, 1988)

5:30 P.M.

20. 88.268S (Skiffer)
2901 - 19TH AVENUE, southwest corner of Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Master Plan of the Subdivision of one lot into two lots in an RH-1(D) (House, One-Family Detached Dwelling) district.
21. 88.236EZT/87.388E (Christie)
MEADE AVENUE SPECIAL USE DISTRICT/"MONTE VISTA" MIXED-USE DEVELOPMENT, Meade Avenue, west side at Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration for the proposed zoning reclassification which would result in the construction of 46 dwelling units, each of which would be constructed above ground-floor commercial space. The reclassification and project requires approval by the City Planning Commission and the Board of Supervisors.
(Continued from Regular Meeting of July 28, 1988)
22. 88.236EZT (Hood)
MEADE AVENUE, west side at Jennings Street, Lot 84 in Assessor's Block 4991 - Consideration of Permanent Amendments to Section 235 and addition of Section 249.6 to the text of the City Planning Code to create the Meade Avenue Special Use District, and request to Reclassify property from RH-2 (House, Two-Family) zoning to C-2 (Community Business) zoning.
23. 88.366C (Scott)
1343 POWELL STREET, west side between Broadway and Pacific Avenue, Lot 2 in Assessor's Block 159 - Request for authorization of Conditional Use to allow A SMALL FAST-FOOD RESTAURANT (bakery with 22 seats) in a CCB (Chinatown Community Business) district within a 65-N Height and Bulk District.
24. 88.397C (Green)
1552-1556 GRANT AVENUE, east side between Filbert Street and Noble's Alley, Lot 33 in Assessor's Block 104 - Request for authorization of Conditional Use to reduce the amount of required off-street parking for residential units within the North Beach Neighborhood Commercial District. The proposal is to alter the second floor of the existing three (3) story mixed use building and to add another dwelling unit without a required off-street parking space for a total number of three (3) dwelling units with no required parking, and ground floor commercial space on a lot approximately 1,410 square feet in size.
25. 88.114R (Green)
WILDER STREET, south side between Arlington and Diamond Streets, Lots 26, 27, 28, and 29 in Assessor's Block 6745 - Review for consistency with the Master Plan of a parking authority/Diamond Market Proposed Sublease which would create a 26-stall metered parking lot in an NC-2 (Small-Scale Neighborhood Commercial) district.

26. 88.114C (Green)
PARKING LOT ON WILDER STREET, easterly of 2815 Diamond Street and west of 49 Wilder Street, between Arlington and Diamond Streets, Lots 26 through 29 in Assessor's Block 6745 - Request for authorization of Conditional Use to alter and expand an existing parking lot within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing parking lot on Lots 26, 27, and 28 to also include Lot 29 and the restriping and resurfacing of the entire lot, increasing the total number of spaces from 19 to 26 with a total area of approximately 10,000 square feet.
27. 88.393C (Green)
3087 - 16TH STREET, south side between Valencia Street and Rondel Place, Lot 50 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing restaurant/bar with dance hall and place of entertainment within the Valencia Neighborhood Commercial District. The proposal is to operate a Cabaret after 2:00 a.m., without any physical alteration to the existing premises, which has seating for up to 49 persons in approximately 2,900 square feet of floor area.

7:00 P.M.

28. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of amendments to the City Planning Code which would create new categories of uses called live/work units and arts activities; would create parking standards for those uses; would create open space standards for live/work units in newly constructed structures; would permit arts activities and live/work units limited to arts activities as a principal permitted use in commercial and industrial (RC, C-1, C-2, C-M, M-1, and M-2) districts; would allow, as a principal use, projects of ten or more live/work units which are sponsored by an arts organization or artist group to be occupied by artists as well as other commercial activities permitted within the applicable district; and would permit live/work units limited to arts activities as a conditional use in existing (nonconforming) non-residential structures in residential (RH and RM) districts.

Copies of the proposed City-wide Live/Work Zoning Legislation are available for public review at the Department of City Planning, 4th Floor receptionist desk, and can be purchased there for \$1.00.

29. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern

Item #88.354Ezt (Cont)

the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD); Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M Districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

30. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Consideration of request for Discretionary Review of Building Permit Application No. 8805662 for a SECOND STORY ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwelling) district.
31. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Consideration of request for Discretionary Review of Building Permit Application No. 8805662, as described above.
32. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 11, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

5/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 25, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

DOCUMENT

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1. 88.006SEC (Nixon)
1200 - 7TH AVENUE AND 599 LINCOLN WAY, southeast corner of 7th Avenue and Lincoln Way, Lot 17 in Assessor's Block 1744 - Request for authorization of Conditional Use to exceed the average height of adjacent buildings by approximately four and one half (4-1/2) feet for a property subject to the Richmond and Sunset Districts Special Use Districts Controls adopted by the City Planning Commission on September 17, 1987 and the City-wide Neighborhood Conservation Resolution approved by the Commission on June 30, 1988. The proposal is to construct three (3), three (3) story over garage thirty-six (36) feet tall, two (2) family structures on the vacant parcel noted above fronting on Lincoln Way. Two additional thirty-six (36) feet tall, two (2) family structures are proposed to be constructed on the 7th Avenue frontage. The structures on 7th Avenue do not require Conditional Use approval. The subject sites are located within an RH-2 (House, Two-Family) district with an underlying 40-X Height and Bulk District.
(Proposed for continuation to September 1, 1988)
2. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Consideration of request for Discretionary Review of Building Permit Application No. 8712036 proposing the addition of one dwelling unit and two stories to the existing one-story over garage, single family structure.
(Proposed for continuation to September 6, 1988)

3. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard,
Lot 34 in Assessor's Block 1503 - Discretionary Review of Building
Permit Application No. 8712036, as described above.
(Proposed for continuation to September 6, 1988)
4. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Consideration of request for
Discretionary Review of Building Permit Application No. 8615315
proposing addition of one story and one dwelling unit to the existing
two-story over garage, two-unit structure in an RM-1 (Mixed
Residential, Low Density) district and a 40-X Height and Bulk
District.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to September 6, 1988)
5. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Discretionary Review of Building
Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to September 6, 1988)
6. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street,
Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition
Permit Application No. 8711677 and Building Permit Application No.
8711676 proposing demolition of the existing single family structure
and construction of a two-family structure in an RH-2 (House,
Two-Family) district.
(Continued from Regular Meeting of August 4, 1988)
(Proposed for continuation to September 6, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.393C (Green)
3087 - 16TH STREET, south side between Valencia Street and Rondel
Place, Lot 50 in Assessor's Block 3569 - Request for authorization of
Conditional Use to extend the hours of operation for an existing
restaurant/bar with dance hall and place of entertainment within the
Valencia Neighborhood Commercial District. The proposal is to
operate a Cabaret after 2:00 a.m., without any physical alteration to
the existing premises, which has seating for up to 49 persons in
approximately 2,900 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of
August 18, 1988)
8. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 15 in
Assessor's Block 1307 - Consideration of request for Discretionary
Review of Building Permit Application No. 8805662, as described above.
(Public Hearing Closed and Continued from Regular Meeting of
August 18, 1988)

F. REGULAR CALENDAR

9. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Further consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alteration of single family and two-family residential buildings and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings; and consideration of a Resolution of Intent to initiate amendments to the review procedures, definition of demolition of residential structures, notice requirements, regulate curb cuts and garage door widths, and the scope by regulating demolition of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 districts and those residential districts within a height limit of 40 feet or less in the Richmond/Sunset area and regulate new construction and alterations in RH-1, RH-1(D), RH-1(S), RH-2 and those residential districts with a height limit of 40 feet or less. The Commission may make additional modifications to the proposed interim controls and amendments as currently drafted. Copies of the draft interim controls and proposed amendments are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter).
(Continued from Regular Meeting of August 4, 1988)

10. 87.410ETZ (Marsh/Ghosh)
RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS, Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of intent to withdraw INTERIM ZONING CONTROLS for the RH-1 (House, One-Family), RH-1(S) (House, One-Family with Minor Second Unit), and RH-2 (House, Two-Family) zones in the Richmond/Sunset districts.

3:00 P.M.

11. 88.350R (Marsh)
MARSHALL SQUARE, bounded by Larkin, Hyde, Grove and Fulton Streets, Assessor's Block 354 - Review for consistency with the Master Plan of a jurisdictional transfer from the Real Estate Department to the Public Library of Marshall Square (including the extant structure at 100 Larkin Street) which is located within an OS (Open Space) district and an 80-X Height and Bulk District and a proposed Landmarks Preservation Advisory Board Historic District.

12. 88.489D (Passmore)
14 EDGEHILL WAY, north side near Garcia Avenue, Lot 4 in Assessor's Block 2923 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8718138 and 8800352 for the demolition of a single family house and the construction of a three-story, single family dwelling in an RH-1(D) (House, One-Family Detached Dwelling) district.
13. 88.489D (Passmore)
14 EDGEHILL WAY, north side near Garcia Avenue, Lot 4 in Assessor's Block 2923 - Discretionary Review of Building Permit Application Nos. 8718138 and 8800352, as described above.
14. 88.118EC (Green)
1604 JACKSON STREET, northwest corner of Polk Street, Lots 2 and 3 in Assessor's Block 595 - Request for authorization of Conditional Use for review of a PLANNED UNIT DEVELOPMENT in accordance with Section 304 of the City Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to remodel and convert an existing two (2) story over basement building to an ATHLETIC CLUB (defined as Personal Service per Section 790.116) with two levels of parking containing approximately 200 spaces. The Conditional Use authorization would allow review of the conversion as a Planned Unit Development for consideration of exceptions to parking requirements and to allow a use over 3,000 square feet. Including parking areas, the existing building will expand from 77,800 square feet to approximately 82,000 square feet upon completion of the remodel. Lots 2 and 3 total 22,356 square feet in area.
15. 87.841C (Green)
2430 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor on a lot approximately 2,500 square feet in size.
16. 88.418C (Casey)
3939 LAWTON STREET, south side between 45th and 46th Avenues, Lot 47 in Assessor's Block 1898 - Request for authorization of Conditional Use to convert the ground floor level of a church from an assembly room to a day care center for 60 children 2-6 years of age in an RH-1 (House, One-Family) district.

17. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of July 28, 1988)
18. 88.320C (Green)
3400 - 16TH STREET, northwest corner of Church Street, Lots 8 and 9 in Assessor's Block 3558 - Request for authorization of Conditional Use to extend the termination date for an additional eighteen (18) months of an existing nonconforming supply and purchasing center for Catholic and Private Schools in an RM-2 (Mixed Residential, Moderate Density) district.
19. 80.189CC (Pearl)
3284 SAN BRUNO AVENUE, west side between Mansell and Ordway Streets, Lot 10 in Assessor's Block 6157 - Consideration of revocation of Conditional Use authorization granted September 24, 1981 by Motion No. 9153 for the operation of an Auto Repair Shop in an RM-1 (Mixed Residential, Low Density) district due to non-compliance with conditions of said authorization.
20. 88.417D (Nixon)
248 - 30TH AVENUE, east side between Lake and California Streets, Lot 24 in Assessor's Block 1389 - Consideration of staff-initiated request for Discretionary Review of Building Permit Application No. 8806387 proposing a rear deck on a single family structure in the required rear yard.
21. 88.417D (Nixon)
248 - 30TH AVENUE, east side between Lake and California Streets, Lot 24 in Assessor's Block 1389 - Discretionary Review of Building Permit Application No. 8806387, as described above.

6:00 P.M.

22. 87.159ER (Williams)
REDEVELOPMENT PLAN AMENDMENTS - Review for consistency with the Master Plan of the proposed Amendments to the Embarcadero-Lower Market Approved Redevelopment Project Area E-1, Hunters Point Approved Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Rincon Point-South Beach Project Area, Yerba Buena Center Approved Redevelopment Project Area D-1, and the Western Addition Approved Redevelopment Project Area A-2 Redevelopment Plans related to the proposed Merger of the six Redevelopment Project Areas into a single Merged Project.
(Continued from Regular Meeting of August 11, 1988)
NOTE: The calendar item Redevelopment Plan Amendments will be heard at 6:00 p.m. Items calendared earlier but not yet heard by 6:00 p.m. will be taken up after the Redevelopment Plan Amendments or will be continued to a later date.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 25, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

B. COMMISSIONERS' QUESTIONS AND MATTERS

- 1a. 88.354EZT (Montana)
DISCUSSION OF SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS
(Continued from Regular Meeting of August 18, 1988)
NOTE: No public testimony will be received at this time. A public hearing is scheduled for September 1, 1988.

CPC 283

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
AUGUST 31, 1988
450 McALLISTER STREET, ROOM 605
3:00 P.M.

DOCUMENTS DEPT.

AUG 30 1988

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ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Environmental Review
2. Proposition K Review Guidelines

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 285

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1988
ROOM 282, CITY HALL
1:30 P.M.

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AUG 30 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Shotland)
Information on proposed November ballot proposition entitled "San Francisco Park and Open Space Fund," which would extend Proposition J, "Open Space Acquisition and Park Renovation Fund".

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.316EZT
DISCUSSION OF PROPOSED NEIGHBORHOOD CONSERVATION INTERIM CONTROLS.
NOTE: No public testimony will be received at this time. A public hearing is scheduled for September 15, 1988.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for continuation to September 8, 1988)
4. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 4, 1988)
(Proposed for continuation to September 19, 1988)

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
AUGUST 31, 1988
450 McALLISTER STREET, ROOM 605
3:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Environmental Review
2. Proposition K Review Guidelines

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 285

5. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of August 4, 1988)
(Proposed for continuation to September 19, 1988)
6. 88.416Z (Berkowitz)
600-620 DUNCAN STREET, northwest corner at Castro Street, Lots 10-12 in Assessor's Block 6589 - Consideration of request for reclassification of property from RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.
(Proposed for continuation to September 19, 1988)
7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 19, 1988)
8. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Consideration of request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 15, 1988)
9. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Discretionary Review of Building Permit Application No. 8806682-S, as described above.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 15, 1988)
10. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for continuation to September 6, 1988)

11. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415, as described above.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for continuation to September 6, 1988)
12. 88.355D (Nixon)
1975 - 22ND AVENUE, west side between Pacheco and Ortega Streets, Lot 14 in Assessor's Block 2112 - Discretionary Review of Building Permit Application No. 8802725 proposing a two-story rear addition to a single family structure in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District within the Richmond/Sunset Special Use District.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for indefinite continuation)
13. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 6, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

14. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Discretionary Review of Building Permit Application No. 8805662 for a SECOND STORY ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwelling) district.
(Public Hearing Closed and Continued from Regular Meeting of August 25, 1988)
15. 88.417D (Nixon)
248 - 30TH AVENUE, east side between Lake and California Streets, Lot 24 in Assessor's Block 1389 - Discretionary Review of Building Permit Application No. 8806387 proposing a rear deck on a single family structure in the required rear yard.
(Public Hearing Closed and Continued from Regular Meeting of August 25, 1988)

F. REGULAR CALENDAR3:00 P.M.

16. 88.374EZ (Deutsch)
PORTION OF BLOCK BOUNDED BY GOLDEN GATE AVENUE, HYDE, McALLISTER AND LARKIN STREETS, Lots 4, 10, 11, 12, 13, 14, and 15 - Appeal of Preliminary Negative Declaration for proposed Interim and Permanent Zoning Controls which would reclassify these properties from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and to amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Continued from Regular Meeting of August 18, 1988)
17. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Continued from Regular Meeting of August 11, 1988)
18. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties

Item #88.354EZT (Cont)

throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Continued from Regular Meeting of August 18, 1988)

4:00 P.M.

19. 84.391ECVXA (J. Malone)
600 STOCKTON STREET, east side of Stockton Street between Pine and California Streets, Lot 12 in Assessor's Block 257, Metropolitan Life Insurance Company Building, Landmark No. 187 - Consideration of the recommendation of the Landmarks Preservation Advisory Board to APPROVE a Certificate of Appropriateness authorizing exterior alterations and additions pursuant to Section 1006 of the City Planning Code.
20. 84.391ECVXA (Badiner)
600 STOCKTON STREET, east side of Stockton Street between Pine and California Streets, Lot 12 in Assessor's Block 257 - Request for authorization of an Exception to Section 162 (Bus Loading Requirements) and determinations of compliance with the Planning Code and any modifications requested by the Director of Planning under the provisions of Section 309; Request for authorization of Conditional Use pursuant to Section 175.2(a)(1) (Exemption from Downtown Plan Amendments, Section 124 (Floor Area Ratio)) and to Section 204.5 (Parking and Loading as Accessory Uses) for parking in excess of 7 percent of the gross floor area; Request for a Variance from Section 155(d) (General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities) limiting garage entries to a maximum of 30 feet; Request for a Certificate of Appropriateness/Permit to Alter for a designated Landmark/Category I Preservation Building in a C-3-G (Downtown Commercial, General) district and an 80 - 130-X Height and Bulk District. The project consists of a conversion of an existing office/college (Metropolitan Life/Cogswell College site) to a building containing approximately 358 rooms. Physical changes to the building would include extending the California Street wing, modifying the Stockton Street entry, adding a floor to the Stockton Street wing and altering the existing garage for parking and loading purposes, reducing the parking on the site to 130 spaces, and decreasing the existing nonconformity. The Department of City Planning has made an initial determination that the project would have up to 232,000 gross square feet of Planning Code floor area subject to the provisions of Section 314 (Child Care Requirements). This initial determination may be appealed within 15 days of this notice. The Director's recommendations on the Section 309 compliances and exceptions will be available 10 days before the hearing date.

21. 88.349B (Badiner)
2180 HARRISON STREET, west side of Harrison Street between 18th and 19th Streets, Lot 31 in Assessor's Block 3592 - Request for Project Authorization (Small Building Allocation) under Section 321 to construct a three-story, 45-foot high building containing up to 46,000 square feet of office space and 20,000 square feet of meeting rooms for the P.G. & E. Emergency Service Center in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project is permitted as-of-right under the basic zoning, but requires project authorization for office space in excess of 25,000 gross square feet.
22. 84.359EVCVC (Blazej)
2141-2169 MISSION STREET, east side between 17th and 18th Streets, Lot 36 in Assessor's Block 3575 - Request for authorization of Conditional Use to modify conditions of approval for a 47-unit residential development to extend commencement of construction date by two years to September 7, 1990.
23. 84.359EVCVC (Blazej)
2141-2169 MISSION STREET, east side between 17th and 18th Streets, Lot 36 in Assessor's Block 3575 - Request to modify Variance Decision dated September 30, 1985 to extend commencement of construction date by two years to September 7, 1990.
24. 88.107EC (McDonald)
155 NIAGARA AVENUE, west side between Alemany Boulevard and Cayuga Avenue, Lot 33 in Assessor's Block 7032-A - Consideration of a request for authorization of Conditional Use to permit SUBDIVISION OF THE EXISTING 37,090 SQUARE-FOOT LOT INTO 14 LOTS, 10 OF WHICH WOULD HAVE A WIDTH LESS THAN THE CODE REQUIRED WIDTH OF 25 FEET in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.
25. 88.107R (McDonald)
155 NIAGARA AVENUE, west side between Alemany Boulevard and Cayuga Avenue, Lot 33 in Assessor's Block 7032-A - Request for Master Plan Referral to allow the VACATION OF 1,200 UNDEVELOPED SQUARE FEET OF THE ROME STREET PUBLIC RIGHT-OF-WAY located on the western line of Niagara Avenue.
26. 88.107S (McDonald)
155 NIAGARA AVENUE, west side between Alemany Boulevard and Cayuga Avenue, Lot 33 in Assessor's Block 7032-A - A joint hearing with a representative of the Department of Public Works to CONSIDER THE PROPOSED SUBDIVISION MAP.
27. 88.006SEC (Nixon)
1200 - 7TH AVENUE AND 599 LINCOLN WAY, southeast corner of 7th Avenue and Lincoln Way, Lot 17 in Assessor's Block 1744 - Request for authorization of Conditional Use to exceed the average height of adjacent buildings by approximately four and one half (4-1/2) feet for a property subject to the Richmond and Sunset Districts Special

Item #88.006SEC (Cont)

Use Districts Controls adopted by the City Planning Commission on September 17, 1987 and the City-wide Neighborhood Conservation Resolution approved by the Commission on June 30, 1988. The proposal is to construct three (3), three (3) story over garage thirty-six (36) feet tall, two (2) family structures on the vacant parcel noted above fronting on Lincoln Way. Two additional thirty-six (36) feet tall, two (2) family structures are proposed to be constructed on the 7th Avenue frontage. The structures on 7th Avenue do not require Conditional Use approval. The subject sites are located within an RH-2 (House, Two-Family) district with an underlying 40-X Height and Bulk District.

(Continued from Regular Meeting of August 25, 1988)

28. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Consideration of request for Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)
29. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908, as described above.
(Continued from Regular Meeting of August 18, 1988)
30. 88.032D (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717085 and 8717086 for the DEMOLITION OF A SINGLE-STORY, SINGLE FAMILY HOUSE and the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY HOUSE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)
31. 88.032D (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Discretionary Review of Building Permit Application Nos. 8717085 and 8717086, as described above.
(Continued from Regular Meeting of August 18, 1988)
32. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 4, 1988)

Adjournment.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 15a. 88.118EC (Green)
1604 JACKSON STREET, northwest corner of Polk Street, Lots 2 and 3 in Assessor's Block 595 - Request for authorization of Conditional Use for review of a PLANNED UNIT DEVELOPMENT in accordance with Section 304 of the City Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to remodel and convert an existing two (2) story over basement building to an ATHLETIC CLUB (defined as Personal Service per Section 790.116) with two levels of parking containing approximately 200 spaces. The Conditional Use authorization would allow review of the conversion as a Planned Unit Development for consideration of exceptions to parking requirements and to allow a use over 3,000 square feet. Including parking areas, the existing building will expand from 77,800 square feet to approximately 82,000 square feet upon completion of the remodel. Lots 2 and 3 total 22,356 square feet in area.
(Public hearing Closed and Continued from Regular Meeting of August 25, 1988)

ADDENDUM

DOCUMENTS DEPT.

AUG 30 1988

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
SEPTEMBER 6, 1988
ROOM 282, CITY HALL
5:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

5:00 P.M.

D. REGULAR CALENDAR

- 8a. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard,
Lot 34 in Assessor's Block 1503 - Consideration of request for
Discretionary Review of Building Permit Application No. 8712036
proposing the addition of one dwelling unit and two stories to the
existing one story over garage single family structure.
(Continued from Regular Meeting of August 25, 1988)
- 8b. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard,
Lot 34 in Assessor's Block 1503 - Discretionary Review of Building
Permit Application No. 8712036, as described above.
(Continued from Regular Meeting of August 25, 1988)

CORRECTION:

7. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28
in Assessor's Block 1546 - Consideration of request for Discretionary
Review of Building Permit Application No. 8707460 proposing the
addition of one story and one dwelling unit to the existing two-story
over garage single family structure in an RH-2 (House, Two-Family)
district within the Richmond/Sunset Special Use District.
11. 87.839D (Nixon)
5222 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot
21 in Assessor's Block 1377 - Consideration of request for
Discretionary Review of Demolition Permit Application No. 8716803 and
Building Permit Application No. 8716802 proposing demolition of a
one-story over garage single family structure and construction of a
three-story over garage, three-family structure in an RM-1 (Mixed
Residential, Low Density) district, allowing one unit per 800 square
feet of lot area within a 40-X Height and Bulk District.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
SEPTEMBER 6, 1988
ROOM 282, CITY HALL
5:00 P.M.

DOCUMENTS DEPT.

AUG 30 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

5:00 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. REGULAR CALENDAR

1. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)
2. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of August 11, 1988)
3. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415, as described above.
(Continued from Regular Meeting of August 11, 1988)
4. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

10. 87.606D (Nixon)
926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053, as described above.
11. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a two-story over garage single family structure and construction of a two-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.
12. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802, as described above.
13. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.
14. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192, as described above.
15. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902 proposing demolition of a three-story, two-family structure without parking and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.
16. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902, as described above.

Adjournment.

NOTE: Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for information.

Item #87.573D (Cont)

8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of July 14, 1988)

5. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story over garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 14, 1988)
6. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of July 14, 1988)
7. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Consideration of request for Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-1 (House, One-Family) district within the Richmond/Sunset Special Use District.
8. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460, as described above.

The following cases are placed on the Calendar with the staff recommendation to take Discretionary Review with a preliminary recommendation for disapproval. The Commission may continue the cases to a future hearing to allow for site posting.

9. 87.606D (Nixon)
926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053 proposing the demolition of a "Fernando Nelson" one story over garage single family structure and construction of a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.

ADDENDUM

DOCUMENTS DEPT.

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
SEPTEMBER 6, 1988
ROOM 282, CITY HALL
5:00 P.M.

AUG 30 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

5:00 P.M.

D. REGULAR CALENDAR

- 8a. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Consideration of request for Discretionary Review of Building Permit Application No. 8712036 proposing the addition of one dwelling unit and two stories to the existing one story over garage single family structure.
(Continued from Regular Meeting of August 25, 1988)
- 8b. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Discretionary Review of Building Permit Application No. 8712036, as described above.
(Continued from Regular Meeting of August 25, 1988)

CORRECTION:

7. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Consideration of request for Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.
11. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 15a. 88.118EC (Green)
1604 JACKSON STREET, northwest corner of Polk Street, Lots 2 and 3 in Assessor's Block 595 - Request for authorization of Conditional Use for review of a PLANNED UNIT DEVELOPMENT in accordance with Section 304 of the City Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to remodel and convert an existing two (2) story over basement building to an ATHLETIC CLUB (defined as Personal Service per Section 790.116) with two levels of parking containing approximately 200 spaces. The Conditional Use authorization would allow review of the conversion as a Planned Unit Development for consideration of exceptions to parking requirements and to allow a use over 3,000 square feet. Including parking areas, the existing building will expand from 77,800 square feet to approximately 82,000 square feet upon completion of the remodel. Lots 2 and 3 total 22,356 square feet in area.
(Public hearing Closed and Continued from Regular Meeting of August 25, 1988)

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DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 8, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational Presentation on Design Guidelines for Open Space Improvements on Market Street. The guidelines have been formulated by the Department to guide installation of any Code required private sector open space improvements on the Market Street right-of-way.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from Regular Meeting of September 1, 1988)
(Proposed for continuation to September 22, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of September 1, 1988)

F. REGULAR CALENDAR

4. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of September 1, 1988)

5. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the duly advertised proposed amendments to the City Planning Code contained in the document published by the Department of City Planning in July 1988 entitled "South of Market Zoning Controls with 12-Month Sunset Clause", the amendments to the July 1988 document would: (1) remove a Nighttime Entertainment District designation from property proposed as a proposed Nighttime Entertainment District in the proposed zoning controls; and (2) would require conditional

Item #88.354E2T (Cont)

use authorization for office use in the Service/Secondary Office (SSO) District where the July 1988 zoning controls proposed to allow office as a principal use in the SSO District. A public hearing is proposed for September 29, 1988.

(Continued from Regular Meeting of September 1, 1988)

6. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 11, 1988)
 7. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of August 11, 1988)
 8. 88.268S (Skiffer)
2901 - 19TH AVENUE, southwest corner of Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Master Plan of the Subdivision of one lot into two lots in an RH-1(D) (House, One-Family Detached Dwelling) district.
(Continued from Regular Meeting of August 18, 1988)
- 3:30 P.M.
9. 88.160EC (Christie)
1340 CLAY STREET, north side between Priest and Reed Streets within the block bounded by Jones, Clay, Washington and Leavenworth Streets, Lot 3 in Assessor's Block 215 - Appeal of Preliminary Negative Declaration for proposed sixty-five (65) foot tall, 30-unit residential condominium building, with 57 off-street parking spaces provided, requiring Conditional Use authorization by the City Planning Commission and justification of a variance from the requirements of the City Planning Code.
 10. 88.160EC (McDonald)
1340 CLAY STREET, north side between Priest and Reed Streets, Lot 3 in Assessor's Block 215 - Request for authorization of Conditional Use to permit construction of a 30-unit residential building EXCEEDING FORTY FEET IN HEIGHT AND PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having 12,043.75 square feet of area in an RM-3 (Mixed Residential, Medium Density) district with a 65-A Height and Bulk designation.

11. 88.160V

(McDonald)

1340 CLAY STREET, north side between Priest and Reed Streets, Lot 3 in Assessor's Block 215 - A concurrent hearing by the Zoning Administrator on a request for variance from Planning Code provisions for rear yards to permit construction of the proposed 30-unit residential building which proposes subterranean parking floors extending to the rear property line when the Planning Code requires all parking located below grade within the rear yard to be situated at least 15 feet from the rear property line. In addition, portions of the dwelling levels of the proposed building would extend into the required rear yard of 25 percent of the lot depth.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

055

#14

9/14/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
SEPTEMBER 14, 1988
450 McALLISTER STREET
ROOM 605
3:00 P.M.

DOCUMENTS DEPT.

SEP 12 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Landmarks, Certificates of Appropriateness -- procedures, policy.
2. Master Plan Referrals -- procedures, policy.
3. Institutional Master Plans -- procedures, policy.
4. Office Development Annual Limitation Program and Downtown Project Review (including requirements for housing, child care, etc.) -- procedures, implementation, review of program.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Adjournment.

CPC 289

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 15, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENT

SEP 12 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 900 GREEN STREET at Taylor Street - Review of construction pursuant to Conditional Use authorization under City Planning Commission Motion No. 10418 adopted September 5, 1985 (File No. 85.135EC).

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.354EZT
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS - Discussion of controls initiated by the City Planning Commission on July 28, 1988 pursuant to the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" and consideration of modifying said proposed controls.
(Public Hearing Closed and Continued from Regular Meeting of September 8, 1988)

C. PUBLIC COMMENT

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of September 6, 1988)
4. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district,

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
SEPTEMBER 14, 1988
450 McALLISTER STREET
ROOM 605
3:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Landmarks, Certificates of Appropriateness -- procedures, policy.
2. Master Plan Referrals -- procedures, policy.
3. Institutional Master Plans -- procedures, policy.
4. Office Development Annual Limitation Program and Downtown Project Review (including requirements for housing, child care, etc.) -- procedures, implementation, review of program.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Adjournment.

CPC 289

Item #88.013D (Cont)

allowing one dwelling unit per 800 square feet of lot area.
(Public Hearing Closed and Continued from Regular Meeting of
September 6, 1988)

5. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of
September 8, 1988)

E. REGULAR CALENDAR

6. 88.032D (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Request for Discretionary Review of Building Permit Application Nos. 8717085 and 8717086 for the DEMOLITION OF A SINGLE-STORY, SINGLE FAMILY HOUSE and the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 1, 1988)
7. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of September 1, 1988)
8. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 1, 1988)
9. 88.362C (Green)
4780 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lots 35 and 36 in Assessor's Block 6956 - Request for authorization of Conditional Use to install two separate LARGE FAST-FOOD RESTAURANTS as defined by Section 790.90 of the City Planning Code and to establish a PARKING LOT as defined by Section 790.8 of the Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to establish two fast-food

Item #88.362C (Cont)

restaurants - a BURGER KING with approximately 3,600 square feet and a seating capacity for up to 148 persons and a ROLLING PIN donut shop with approximately 1,400 square feet and a seating capacity for up to 20 persons, both to be within the same building in separate ground floor spaces of a previously approved four (4) story mixed use building under construction on Lot 35. Furthermore, the proposal involves creating an 18-space off-street parking lot on Lot 36 with access from Onondaga Avenue and exit onto Mission Street. The proposed lot occupies approximately 5,922 square feet of Lot 36 and will be shared by customers of the two proposed restaurants and residential tenants of 4796 Mission Street.

10. 87.841C (Green)
2438 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor on a lot approximately 2,500 square feet in size.
(Continued from Regular Meeting of August 25, 1988)
11. 84.308E (Bauman)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Public hearing on Draft Supplemental Environmental Impact Report on the proposed construction of a 9-story building with 16 condominium units and parking for 20 cars.

4:00 P.M.

12. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. These proposed controls are also known as the "Neighborhood Conservation", dated June 30, 1988.

In addition to the controls described above, the Commission will also consider the following controls known as the "Proposed Neighborhood Conservation Interim Controls" dated August 25, 1988, which would

Item #88.316EZT (Cont)

regulate height, rear yard, design review, and notice in all residential districts within a height limit of 40 feet or less, excluding R-C (Residential-Commercial) districts by: (1) reducing the currently allowed building heights, and placing further height limitations on downsloping lots; (2) increasing rear yard requirements; (3) regulating the widths of garage doors and curb cuts; (4) prohibiting alterations in RH-2 districts which would result in an increase in dwelling unit density; (5) generally prohibiting a 12-foot rear yard obstruction; and (6) establishing new planning review, notice and application procedures. In addition, the controls would generally prohibit demolition of single and two-family residential buildings, except under certain circumstances, in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached Dwelling), RH-1(S) (House, One-Family and minor second unit), and RH-2 (House, Two-Family) districts. The Commission may make modifications to the proposed interim controls as currently proposed (dated August 25, 1988), including provisions from the Neighborhood Conservation Freeze Order Controls. These modifications may also involve increasing the required number of parking spaces. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street (4th Floor) and the Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of August 25, 1988)

13. 88.316EZT

(Ghosh)

INTERIM RECLASSIFICATION - Consideration of interim controls to reclassify to RH-2 (House, Two-Family) district for an interim period of eighteen months, portions of blocks currently zoned RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single and two-family in character in: the area bounded by Lake Street, Forty-Eighth Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and Nineteenth Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, Zoning and Information Counter (5th Floor).

14. 87.410ETZ

(Ghosh)

WITHDRAWAL OF INTERIM RICHMOND/SUNSET CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS. Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of resolution to withdraw interim zoning controls for the RH-1, RH-1(S), and RH-2 zoning districts in the area described above.

(Continued from Regular Meeting of August 25, 1988)

6:00 P.M.

15. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-1 (House, One-Family) district within the Richmond/Sunset Special Use District.
(Continued from Regular Meeting of September 6, 1988)
16. 88.375D (Berkowitz)
409 DELLBROOK AVENUE, west side between Lori Lane and Panorama Drive, Lot 3 in Assessor's Block 2788 - Request for Discretionary Review of Building Permit Application No. 8805656 for a VERTICAL EXTENSION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
17. 88.396D (Berkowitz)
66 WAWONA STREET, west side between Taraval and Ulloa Streets, Lot 14 in Assessor's Block 2919-A - Request for Discretionary Review of Building Permit Application No. 8716767 for the ADDITION OF A STORY TO AN EXISTING SINGLE STORY OVER GARAGE HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CSS
#14
/19/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
SEPTEMBER 19, 1988
VETERANS' BUILDING - WAR MEMORIAL
401 VAN NESS AVENUE, ROOM 206
5:00 P.M.

DOCUMENTS DEPT.
SEP 12 1988
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

5:00 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. REGULAR CALENDAR

1. 88.387D (Berkowitz)
3733 CLAY STREET, south side between Maple and Spruce Streets, Lot 42 in Assessor's Block 1012 - Request for Discretionary Review of Building Permit Application No. 8803642 for REMODEL OF LOWER LEVEL, ADDITION OF BATHROOMS AND BEDROOMS TO AN EXISTING BUILDING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
2. 88.450D (Berkowitz)
55 BRET HARTE TERRACE, southwest side between Leavenworth and Jones Streets, Lot 3D in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8808056 for the INSTALLATION OF WINDOW, FLOOR AND KITCHEN REMODEL in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
3. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 1, 1988)
4. 88.416Z (Berkowitz)
600-620 DUNCAN STREET, northwest corner at Castro Street, Lots 10-12 in Assessor's Block 6589 - Consideration of request for reclassification of property from RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of September 1, 1988)

5. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of September 1, 1988)
6. 88.235D (Berkowitz)
2428 PACHECO STREET, north side between 28th and 29th Avenues, Lot 18 in Assessor's Block 2106 - Request for Discretionary Review of Building Permit Application No. 8801177 for the ADDITION OF BEDROOMS AND FAMILY ROOM TO A SINGLE STORY, SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
7. 88.256D (Berkowitz)
124 VASQUEZ AVENUE, west side between Hernandez Avenue and Pacheco Street, Lot 4 in Assessor's Block 2878 - Request for Discretionary Review of Building Permit Application No. 8718019 for the ADDITION OF STORY TO EXISTING SINGLE STORY HOUSE in an RH-1(D) (House, One-Family Detached Dwelling) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
8. 88.479D (Berkowitz)
234 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 12 in Assessor's Block 7106 - Request for Discretionary Review of Building Permit Application No. 8716464 for the DEMOLITION OF ONE FAMILY DWELLING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
9. 88.479D (Berkowitz)
234 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 13 in Assessor's Block 7106 - Request for Discretionary Review of Building Permit Application No. 8716467 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
10. 88.479D (Berkowitz)
232 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 12 in Assessor's Block 7106 - Request for Discretionary Review of Building Permit Application No. 8716465 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Adjournment.

NOTE: Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for information.

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/22/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 22, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 20 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel regarding litigation -- Government Code Section 54956.9(a) regarding City and County of San Francisco vs. Continental Development Corporation -- San Mateo County Superior Court No. 306-225.

2:30 P.M.

A. DIRECTOR'S REPORT

1. 88.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, 1555 LOMBARD STREET AND 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Review of final plans for new construction, exterior alterations and landscaping on a previously approved Certificate of Appropriateness and Discretionary Review of Building Permit Application Nos. 8800813, 8800815, and 8800816 as described in Motion Nos. 11429 and 11430.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. REGULAR CALENDAR

2. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from Regular Meeting of September 8, 1988)
3. 88.514C (Marsh)
1071 PAGE STREET, south side between Broderick and Divisadero Streets, Lot 27 in Assessor's Block 1237 - Request for authorization of Conditional Use to permit a Bed and Breakfast Inn of four (4) rooms within an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

4. 88.449D (Casey)
190 - 9th STREET, northwest corner of Howard and 9th Streets, Lots 8A in Assessor's Block 3509 - Request for Discretionary Review of Building Permit Application No. 8807552 proposing construction of a Roof-top Parabolic Dish in a C-3-S (Downtown Support) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
5. 88.207D (Casey)
1948 GREEN STREET, north side between Buchanan and Laguna Streets, Lots 43, 44, and 45 in Assessor's Block 542 - Request for Discretionary Review of Building Permit Application No. 8803256 to construct a television receiving antenna on the roof of the subject property located in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
6. 88.409C (Casey)
612 - 39TH AVENUE, east side between Anza and Balboa Streets, Lot 27 in Assessor's Block 1581 - Request for authorization of Conditional Use to expand a Residential Care Home from six residents with six rooms to 11 residents with 11 rooms in an RH-2 (House, Two-Family) district.
7. 88.439DV (Casey)
2522 OCTAVIA STREET, southeast corner of Octavia and Vallejo Streets, Lot 18 in Assessor's Block 568 - Request for Discretionary Review of Building Permit Application No. 8808761 to reduce the number of dwelling units from eight to six by combining four existing units into two on the subject property located in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:00 P.M.

8. 86.505E (Oshima)
MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed-use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Two public hearings on the Draft Environmental Impact Report and other matters have been scheduled. The second hearing is scheduled for October 6, 1988. Copies of the Draft EIR are available for public review and comment at the Department of City Planning, 450 McAllister Street.
(NOTE: This public hearing will be limited to 2 hours in length.)

7:00 P.M.

9. (Ghosh)
Informational presentation of a report on the comparison of the San Francisco Neighborhood Conservation Interim Controls with zoning

Item #9 cont.

provisions currently in the City Planning Code. This report was prepared for the Department by students of California Polytechnic State University participating in the "Learn by Doing" program.

NOTE: Items 10-13 will be heard together. The hearing will be limited to 2 hours in length.

10. 88.316E (Deutsch)
REVISED NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Appeal of Preliminary Negative Declaration of interim controls for 18 months (two years maximum) to restrict demolitions of residential buildings in RH-1, RH-1(D), RH-1(S), and RH-2 districts, and to regulate height, rear yard area, and design of new construction and alterations of existing buildings in residentially-zoned areas of San Francisco within a height district of 40 feet or less. Existing single family homes in affected RH-2 districts would be prohibited from adding a dwelling unit. New public notification and processing procedures would be established. In the Richmond/Sunset districts only, blocks in zoning districts other than RH-1 and RH-2 in which 50% or more of the structures contain one or two units would be reclassified to RH-2 on an interim basis.

11. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. These proposed controls are also known as the "Neighborhood Conservation", dated June 30, 1988. In addition to the controls described above, the Commission will also consider the following controls known as the "Proposed Neighborhood Conservation Interim Controls" dated August 25, 1988, which would regulate height, rear yard, design review, and notice in all residential districts within a height limit of 40 feet or less, excluding R-C (Residential-Commercial) districts by: (1) reducing the currently allowed building heights, and placing further height limitations on downsloping lots; (2) increasing rear yard requirements; (3) regulating the widths of garage doors and curb cuts; (4) prohibiting alterations in RH-2 districts which would result in an increase in dwelling unit density; (5) generally prohibiting a 12-foot rear yard obstruction; and (6) establishing new planning review, notice and application procedures. In addition, the controls would generally prohibit demolition of single and two-family residential buildings, except under certain circumstances, in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached Dwelling), RH-1(S) (House, One-Family and minor second unit), and RH-2 (House,

Item #88.316EZT (Cont)

Two-Family) districts. The Commission may make modifications to the proposed interim controls as currently proposed (dated August 25, 1988), including provisions from the Neighborhood Conservation Freeze Order Controls. These modifications may also involve increasing the required number of parking spaces. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street (4th Floor) and the Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of September 15, 1988)

12. 88.316EZT (Ghosh)
INTERIM RECLASSIFICATION - Consideration of interim controls to reclassify to RH-2 (House, Two-Family) district for an interim period of eighteen months, portions of blocks currently zoned RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single and two-family in character in: the area bounded by Lake Street, Forty-Eighth Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and Nineteenth Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, Zoning and Information Counter (5th Floor).
(Continued from Regular Meeting of September 15, 1988)

13. 87.410ETZ (Ghosh)
WITHDRAWAL OF INTERIM RICHMOND/SUNSET CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS. Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of resolution to withdraw interim zoning controls for the RH-1, RH-1(S), and RH-2 zoning districts in the area described above.
(Continued from Regular Meeting of September 15, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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#14

9/29/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 29, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 27 1988

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ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to extend the current Professional Services Contract to November 30, 1988 with the University of California at Berkeley, Center for Environmental Design Research.
2. 88.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, 1555 LOMBARD STREET AND 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 -
Review of final plans for new construction, exterior alterations and landscaping on a previously approved Certificate of Appropriateness and Discretionary Review of Building Permit Application Nos. 8800813, 8800815, and 8800816 as described in Motion Nos. 11429 and 11430.
(Continued from Regular Meeting of September 22, 1988)

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.601E/87.687E (Roos)
1045 MASON STREET AND 1130 SACRAMENTO STREET, west side between Malvina Place and Ewer Place, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization and a Variance.
(Proposed for continuation to October 13, 1988)

4. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height and to exceed the amount of parking permitted as an accessory use in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 31 dwelling units reserved for elderly occupants and 32 parking spaces.
(Proposed for continuation to October 13, 1988)
5. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing seven dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Proposed for continuation to October 13, 1988)
6. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for Rear Yard Variance to construct a seven-story, 65-foot high building in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District which would extend 11 feet into the required rear yard, leaving an open rear yard 5 feet deep. The Planning Code requires a rear yard of 16 feet. The Zoning Administrator will hold a combined hearing with the City Planning Commission on this project.
(Proposed for continuation to October 13, 1988)
7. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light

Item #88.354EZT (Cont)

Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of September 8, 1988)

(Proposed for continuation to October 20, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 88.450D (Berkowitz)
55 BRET HARTE TERRACE, southwest side between Leavenworth and Jones Streets, Lot 3D in Assessor's Block 44 - Consideration of final language to APPROVE Building Permit Application No. 8808056 for the INSTALLATION OF WINDOW, FLOOR AND KITCHEN REMODEL in an RH-3 (House, Three-Family) district.
(Public Hearing Closed and Continued from Special Meeting of September 19, 1988)
9. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of final language to DISAPPROVE Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Special Meeting of September 19, 1988)

F. CONSENT CALENDAR

10. 88.541C (Green)
4136 - 24TH STREET, north side between Castro and Diamond Streets, Lot 10 in Assessor's Block 2831 - Request for authorization of Conditional Use to alter and intensify an existing FULL SERVICE RESTAURANT as per Section 790.92 of the City Planning Code within the 24th Street-Noe Valley Neighborhood Commercial District. The proposal is to remodel the interior of the existing restaurant by increasing the floor area by approximately 96 square feet, adding a bar and handicapped restrooms. The project also includes enclosing the front deck area with a new concrete and glass wall (screen) and

Item #88.541C (Cont)

glass roof. The restaurant will have seating (both interior and exterior) for up to 85 persons with a total floor area of approximately 1,950 square feet (including deck dining area). This application has been placed on the CONSENT CALENDAR with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

G. REGULAR CALENDAR

11. 88.496C (Gallagher)
1480 FULTON STREET, north side between Broderick and Baker Streets, Lot 13 in Assessor's Block 1178 - Request for authorization of Conditional Use under Sections 186 and 710.44 to establish a bakery/cafe defined as a small self-service restaurant under Section 790.91 in an existing limited commercial nonconforming use within an RM-1 (Mixed Residential, Low Density) district.
12. 88.362C (Green)
4780 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lots 35 and 36 in Assessor's Block 6956 - Request for authorization of Conditional Use to install two separate LARGE FAST-FOOD RESTAURANTS as defined by Section 790.90 of the City Planning Code and to establish a PARKING LOT as defined by Section 790.8 of the Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to establish two fast-food restaurants - a BURGER KING with approximately 3,600 square feet and a seating capacity for up to 148 persons and a ROLLING PIN donut shop with approximately 1,400 square feet and a seating capacity for up to 20 persons, both to be within the same building in separate ground floor spaces of a previously approved four (4) story mixed use building under construction on Lot 35. Furthermore, the proposal involves creating an 18-space off-street parking lot on Lot 36 with access from Onondaga Avenue and exit onto Mission Street. The proposed lot occupies approximately 5,922 square feet of Lot 36 and will be shared by customers of the two proposed restaurants and residential tenants of 4796 Mission Street.
(Continued from Regular Meeting of September 15, 1988)
13. 88.540CV (Green)
3739-3745 BUCHANAN STREET, between Beach and North Point Streets, Lot 3 in Assessor's Block 445-A - Request for authorization of Conditional Use to construct a new three-story, mixed-use building without the required off-street parking within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a three-story building with one (1) dwelling unit on the third floor without the required residential parking on the site. The new building will include 2,500 square feet of ground floor commercial area on a lot with a total area of 2,500 square feet.

14. 88.540CV (Green)
3739-3745 BUCHANAN STREET, between Beach and North Point Streets, Lot 3 in Assessor's Block 445-A - Request for Rear Yard Variance to construct a three-story mixed use building as described above with a 15 foot 6 inch rear yard at the second story, and to expand the second story of the existing two-story building on Lot 2 resulting in no rear yard at the second story. The City Planning Code requires an open unobstructed rear yard of 25% of the lot depth at the second story and above, and at all residential levels.
15. 88.354EZT (Montana)
AMENDMENTS TO SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING on October 20, 1988 to consider text and zoning map amendments to the duly advertised proposed amendments to the City Planning Code contained in the document published by the Department of City Planning in July 1988 entitled "South of Market Zoning Controls with 12-Month Sunset Clause". The amendments to the July 1988 document would: (1) remove a Nighttime Entertainment District from the proposed zoning controls; (2) would allow nighttime entertainment use as a conditional use in the proposed SLI and SSO Districts; (3) permit group housing and dwelling units as a conditional use in the SSO District; (4) permit group housing and low-income housing as a conditional use in the SLI District; (5) enlarge and reconfigure the SSO District boundaries so that some properties are removed from the district; (6) remove office use as a permitted use in the SPD District; (7) prohibit the conversion of group housing or dwelling units to live/work use within the South of Market Base District; (8) include sign controls for the RED District; (9) remove provisions requiring removal of nonconforming signs; (10) provide additional zoning measures for preservation of architecturally or historically significant buildings; (11) remove references to city-wide live/work zoning regulations; (12) permit heavy industry as a permitted use in the SLI District, and (13) allow residential densities in projects over 40 feet in height within the RSD District to be determined as part of the required conditional use process. In addition, the Commission may consider adopting an amendment which would allow South of Market buildings containing nonconforming office space to convert to service/light industrial use with the ability to revert back to office use without losing its nonconforming use status.
16. 88.354EZT (Montana)
SOUTH OF MARKET AREA DISCRETIONARY REVIEW POLICY, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution to establish a policy to take Discretionary Review for any building permit application for new construction, alteration or change of use for property lying within

Item #88.354E2T (Cont)

the proposed South of Market Base District which does not conform to the zoning standards presented in the Department of City Planning document entitled "South of Market Zoning Controls - Proposal for Adoption with a 12-Month Sunset Clause", September 1988.

4:00 P.M.

17. 88.316E (Deutsch)
REVISED NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Appeal of Preliminary Negative Declaration of interim controls for 18 months (two years maximum) to restrict demolitions of residential buildings in RH-1, RH-1(D), RH-1(S), and RH-2 districts, and to regulate height, rear yard area, and design of new construction and alterations of existing buildings in residentially-zoned areas of San Francisco within a height district of 40 feet or less. Existing single family homes in affected RH-2 districts would be prohibited from adding a dwelling unit. New public notification and processing procedures would be established. In the Richmond/Sunset districts only, blocks in zoning districts other than RH-1 and RH-2 in which 50% or more of the structures contain one or two units would be reclassified to RH-2 on an interim basis.
(Public Hearing Closed and Continued from Regular Meeting of September 22, 1988)

NOTE: Items 18-20 will be heard together. The hearing will be limited to 2 hours in length.

18. 88.316E2T (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. These proposed controls are also known as the "Neighborhood Conservation", dated June 30, 1988.

In addition to the controls described above, the Commission will also consider the following controls known as the "Proposed Neighborhood Conservation Interim Controls" dated August 25, 1988, which would regulate height, rear yard, design review, and notice in all residential districts within a height limit of 40 feet or less, excluding R-C (Residential-Commercial) districts by: (1) reducing the currently allowed building heights, and placing further height

Item #88.316EZT (Cont)

limitations on downsloping lots; (2) increasing rear yard requirements; (3) regulating the widths of garage doors and curb cuts; (4) prohibiting alterations in RH-2 districts which would result in an increase in dwelling unit density; (5) generally prohibiting a 12-foot rear yard obstruction; and (6) establishing new planning review, notice and application procedures. In addition, the controls would generally prohibit demolition of single and two-family residential buildings, except under certain circumstances, in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached Dwelling), RH-1(S) (House, One-Family and minor second unit), and RH-2 (House, Two-Family) districts. The Commission may make modifications to the proposed interim controls as currently proposed (dated August 25, 1988), including provisions from the Neighborhood Conservation Freeze Order Controls. These modifications may also involve increasing the required number of parking spaces. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street (4th Floor) and the Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of September 22, 1988)

19. 88.316EZT (Ghosh)

INTERIM RECLASSIFICATION - Consideration of interim controls to reclassify to RH-2 (House, Two-Family) district for an interim period of eighteen months, portions of blocks currently zoned RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single and two-family in character in: the area bounded by Lake Street, Forty-Eighth Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and Nineteenth Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of September 22, 1988)

20. 87.410ETZ (Ghosh)

WITHDRAWAL OF INTERIM RICHMOND/SUNSET CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS. Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of resolution to withdraw interim zoning controls for the RH-1, RH-1(S), and RH-2 zoning districts in the area described above.

(Continued from Regular Meeting of September 22, 1988)

6:30 P.M.

21. 86.674E (Bauman)
UNDERWATER WORLD AT PIER 39, north side of The Embarcadero, between Stockton Street and Grant Avenue, Assessor's Block 9900 - Public hearing on the Draft Environmental Impact Report for the proposed construction of a 44,700 square foot aquarium as part of an existing retail/restaurant complex. Conditional Use authorization would be required.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 298

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9/29/88

addendum

ADDENDUM

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SEP 27 1988

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 29, 1988
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

- 2a. 86.505E (Oshima)
MISSION BAY DRAFT ENVIRONMENTAL IMPACT REPORT - Staff recommendations on structuring of future public hearings on the Draft EIR. Two additional hearings are scheduled for October 6 and October 27.

4:00 P.M.

G. REGULAR CALENDAR

- 20a. 88.316EZT (Ghosh)
Consideration of Resolution on other issues related to the Neighborhood Conservation ordinance including affordability, tenant provisions, Building Code requirements and enforcement and penalties.

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1/6/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 6, 1988
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.316EZT (Ghosh)
Resolution of intent to initiate amendments to the Neighborhood Conservation Interim Controls which would: (1) limit to single family residential buildings exemption from the demolition controls on buildings that would be replaced by buildings with the same number of units, and (2) exempt non-complying structures located in required rear yards from the controls.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 88.497C (Green)
3079 - 16TH STREET, southwest corner of Rondel Place, Lot 51 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing BAR WITH PLACE OF ENTERTAINMENT AND DANCE HALL services within the Valencia Street Neighborhood Commercial District. The proposal is to operate without alcohol sales from 2:00 a.m. until 6:00 a.m. (Cabaret Permit) without any physical alteration to the existing premises with approximately 1,512 square feet of floor area.
(Proposed for continuation to October 20, 1988)
3. 88.510C (Green)
6099 GEARY BOULEVARD, southeast corner of 25th Avenue, Lots 35 and 36 in Assessor's Block 1520 - Request for authorization of Conditional Use to establish an AUTOMOBILE SALES COMMERCIAL ACTIVITY as defined by Section 790.12 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to install a used car sales lot with an office approximately 100 square feet in size on the existing vacant lots approximately 5,800 square feet in size.
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.540CV (Green)
3739-3745 BUCHANAN STREET, between Beach and North Point Streets, Lot 3 in Assessor's Block 445-A - Consideration of final language to APPROVE the authorization of Conditional Use to construct a new three-story, mixed use building without the required off-street parking within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a three-story building with one (1) dwelling unit on the third floor without the required residential parking on the site. The new building will include 2,500 square feet of ground floor commercial area on a lot with a total area of 2,500 square feet. The proposal includes to seek and justify a variance to reduce the required rear yard by 9 feet 6 inches.
(Public Hearing Closed and Continued from Regular Meeting of September 29, 1988)

F. REGULAR CALENDAR

5. 87.841C (Green)
2438 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor on a lot approximately 2,500 square feet in size.
(Continued from Regular Meeting of September 15, 1988)
6. 88.466C (Gallagher)
527-529 VALENCIA STREET, east side between 16th and 17th Streets, Lot 45 in Assessor's Block 3569 - Request for authorization of Conditional Use under Sections 726.48, 726.41, and 303(e) to establish a bar with one pool table and with a Type 48 Alcoholic Beverage License and to remove Conditions 1, 2, 3, 4, and 5 from Resolution No. 9942M, having to do with the prior approval for entertainment and beer and wine licenses issued to another party. The subject property is located within the Valencia Street Neighborhood Commercial District.
7. 88.492C (Green)
720 VALENCIA STREET, west side between 18th and 19th Streets, Lot 3 in Assessor's Block 3588 - Request for authorization of Conditional Use to expand an existing ANIMAL HOSPITAL as defined by Section 790.6 of the City Planning Code within the Valencia Street Neighborhood Commercial District. The proposal is to increase the floor area of the existing ground floor Animal Hospital by approximately 860 square feet for a total area of approximately 2,500 square feet.

8. 88.514C (Marsh)
1071 PAGE STREET, south side between Broderick and Divisadero Streets, Lot 27 in Assessor's Block 1237 - Request for authorization of Conditional Use to permit a Bed and Breakfast Inn of four (4) rooms within an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 22, 1988)
9. 88.396D (Berkowitz)
66 WAWONA STREET, west side between Taraval and Ulloa Streets, Lot 14 in Assessor's Block 2919-A - Discretionary Review of Building Permit Application No. 8716767 for the ADDITION OF A STORY TO AN EXISTING SINGLE STORY OVER GARAGE HOUSE in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of September 15, 1988)
10. 88.235D (Berkowitz)
2428 PACHECO STREET, north side between 28th and 29th Avenues, Lot 18 in Assessor's Block 2106 - Discretionary Review of Building Permit Application No. 8801177 for the ADDITION OF BEDROOMS AND FAMILY ROOM TO A SINGLE STORY, SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Continued from Special Meeting of September 19, 1988)
11. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 15, 1988)
12. 88.146VSD (Berkowitz)
70 EDGEHILL WAY, west side between Vasquez Avenue and Ulloa Street, Lot 15 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 8802128 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family Detached Dwellings) district.
13. 88.387D (Berkowitz)
3733 CLAY STREET, south side between Maple and Spruce Streets, Lot 42 in Assessor's Block 1012 - Request for Discretionary Review of Building Permit Application No. 8803642 for REMODEL OF LOWER LEVEL, ADDITION OF BATHROOMS AND BEDROOMS TO AN EXISTING BUILDING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of September 19, 1988)
14. 85.525C (Miller)
2310 FUNSTON AVENUE, east side north of Taraval Street (at the dead end adjoining Herbert Hoover Junior High School), Lot 34 in

Item #85.525C cont.

Assessor's Block 2341 in an RH-1(D) (House, One-Family Detached Dwellings) district - Consideration of revocation of Conditional Use authorization (granted January 9, 1986 by Motion No. 10544M for the operation of the Yeo Lai Sah Zen Temple) for non-compliance with conditions of said authorization.

15. 88.297ESC (Miller)
1726, 1754 AND 1760 ALABAMA STREET, northwest corner at Ripley Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the resubdivision of four parcels into ten lots, the construction of eight new one-family dwellings (with the retention of two existing one-family dwellings) requiring exceptions from the otherwise-applicable standards for lot coverage (as a function of front setback and rear yard measurements) and for permitted obstructions in required open areas (decks in rear yards) in an RH-1 (House, One-Family) district and within the Bernal Heights Special Use District.

5:00 P.M.

16. 86.505E (Oshima)
MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Other public hearings are scheduled for October 27, 1988 and November 10, 1988. Each hearing will focus on certain topics. Copies of the Draft Environmental Impact Report are available for public review and comment at the Department of City Planning, 450 McAllister Street.
NOTE: This hearing will include a presentation by the Mission Bay Clearinghouse and will focus on the following topics: architectural resources and urban design and cultural resources. THIS HEARING IS LIMITED TO THREE HOURS IN LENGTH.
(Continued from Regular Meeting of September 22, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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10/13/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 13, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 11 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational presentation on proposed ridge trail and bay trail in San Francisco. The two trails will be part of the San Francisco Bay Area ridge trail and San Francisco bay trails which will extend throughout the region.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.664E (Self)
ISLAIS CREEK TRANSPORT/STORAGE PROJECT - Appeal of Preliminary Negative Declaration to construct underground transport facilities in Barneveld Avenue and the old Western-Pacific Railroad right-of-way to capture wet-weather combined sewage overflows as mandated by the Regional Water Quality Control Board. The project would also connect proposed facilities to the existing sewerage system, transport flows and to the southeast treatment plant.
(Proposed for continuation to November 3, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.362C (Green)
4780 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lots 35 and 36 in Assessor's Block 6956 - Consideration of final language to APPROVE the authorization of Conditional Use to install two separate LARGE FAST-FOOD RESTAURANTS as defined by Section 790.90 of the City Planning Code and to establish a PARKING LOT as defined by Section 790.8 of the Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to establish two fast-food restaurants - a BURGER KING with approximately 3,600 square feet and a seating capacity for up to 148 persons and a ROLLING PIN donut shop with approximately 1,400 square

Item #88.362C (Cont)

feet and a seating capacity for up to 20 persons, both to be within the same building in separate ground floor spaces of a previously approved four (4) story mixed use building under construction on Lot 35. Furthermore, the proposal involves creating an 18-space off-street parking lot on Lot 36 with access from Onondaga Avenue and exit onto Mission Street. The proposed lot occupies approximately 5,922 square feet of Lot 36 and will be shared by customers of the two proposed restaurants and residential tenants of 4796 Mission Street.

(Public Hearing Closed and Continued from Regular Meeting of September 29, 1988)

4. 87.841C (Green)
2438 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Consideration of final language to APPROVE the authorization of Conditional Use to convert to commercial use the second story of an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert portions of the existing single family home to create a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor.
(Public Hearing Closed and Continued from Regular Meeting of October 6, 1988)

F. REGULAR CALENDAR

5. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from Regular Meeting of September 22, 1988)
6. 88.404Q (Hood)
38-44 SHARON STREET, west side between 15th and 16th Streets, Lot 46 in Assessor's Block 3558 - Review for consistency with the Master Plan of a five-unit residential condominium conversion subdivision in an RH-3 (House, Three-Family) district.
7. 88.529Q (Hood)
2165 BEACH STREET, south side between Broderick and Divisadero Streets, Lot 6 in Assessor's Block 919 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

8. 88.453X (Badiner)
550 CALIFORNIA STREET, north side of California Street between Montgomery and Spring Streets, Lot 20 in Assessor's Block 240 - Request for determinations of compliance under City Planning Code Section 309 for the redesign of an existing building. The project does not propose to add any square footage applicable to the Floor Area Ratio, and to redesign the facade and relocate mechanical systems to the rooftop. The Director's recommendation will be available 10 days before the hearing.
9. 88.426E (Christie)
1475 HARRISON STREET, south side between 10th and 11th Streets, all of Assessor's Block 3524 - Appeal of Preliminary Negative Declaration on the proposed use of an existing asphalt lot to store towed vehicles for short periods of time.
10. 88.296D (Gallagher)
1475 HARRISON STREET, entire block bounded by Harrison, Tenth, Eleventh and Bryant Streets, Assessor's Block 3524 - Request for Discretionary Review of a Fire Permit for a 209,000 square foot parking lot, 49,000 square feet of which is proposed to be open to the public and 160,000 square feet of which is proposed to be used for the storage of operable vehicles towed by City Tow in conjunction with the Police Department's tow program. The zoning at this site is M-1 (Light Industrial), interim SLI (Service, Light Industrial).
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:00 P.M.

11. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of September 29, 1988)
12. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed

Item #87.601CE (Cont)

Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units reserved for elderly occupants and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.

(Continued from Regular Meeting of September 29, 1988)

13. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Continued from Regular Meeting of September 29, 1988)

14. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for Rear Yard Variance to construct a seven-story, 65-foot high building in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District which would extend 11 feet into the required rear yard, leaving an open rear yard 5 feet deep. The Planning Code requires a rear yard of 16 feet. The Zoning Administrator will hold a combined hearing with the City Planning Commission on this project.
(Continued from Regular Meeting of September 29, 1988)
NOTE: APPLICATION WITHDRAWN BY PROJECT SPONSOR. PROJECT MODIFIED TO MEET REAR YARD REQUIREMENTS.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 20, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 14 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.287ETCZ (Green)
LAKESHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - RESOLUTION OF INTENT TO INITIATE TEXT AMENDMENTS of the City Planning Code and TO HOLD A PUBLIC HEARING on November 17, 1988 at 1:30 p.m. in Room 282, City Hall. The proposed amendments to Section 780.1, Lakeshore Plaza Special Use District, would modify the existing controls which: (1) limit the total floor area allocated to retail sales, storage, service, accessory office and incidental maintenance to the size contained in the present buildings; (2) restrict the hours of operation from 6:00 a.m. to 11:00 p.m.; (3) restrict medical services, personal services and business or professional services to the first and second stories; and (4) prohibit large fast food restaurants and small self-service restaurants.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

2. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Consideration of final language to APPROVE the authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Public Hearing Closed and Continued from Regular Meeting of October 13, 1988)

88.296D (Gallagher)
1475 HARRISON STREET, entire block bounded by Harrison, Tenth, Eleventh and Bryant Streets, Assessor's Block 3524 - Consideration of language to APPROVE a Fire Permit for a 209,000 square foot

Item #88.296D (Cont)

parking lot, 49,000 square feet of which is proposed to be open to the public and 160,000 square feet of which is proposed to be used for the storage of operable vehicles towed by City Tow in conjunction with the Police Department's tow program. The zoning at this site is M-1 (Light Industrial), interim SLI (Service, Light Industrial). (Public Hearing Closed and Continued from Regular Meeting of October 13, 1988)

E. REGULAR CALENDAR

4. 88.375D (Berkowitz)
409 DELLBROOK AVENUE, west side between Lori Lane and Panorama Drive, Lot 3 in Assessor's Block 2788 - Discretionary Review of Building Permit Application No. 8805656 for a VERTICAL EXTENSION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of September 15, 1988)
5. 88.256D (Berkowitz)
124 VASQUEZ AVENUE, west side between Hernandez Avenue and Pacheco Street, Lot 4 in Assessor's Block 2878 - Request for Discretionary Review of Building Permit Application No. 8718019 for the ADDITION OF STORY TO EXISTING SINGLE STORY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
(Continued from Special Meeting of September 19, 1988)
6. 88.416Z (Berkowitz)
600-620 DUNCAN STREET, northwest corner at Castro Street, Lots 10-12 in Assessor's Block 6589 - Request for reclassification of property from an RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.
(Continued from Special Meeting of September 19, 1988)
7. 88.481D (Berkowitz)
417 GREENWICH STREET, south side between Kearny Street and Grant Avenue, Lot 24 in Assessor's Block 87 - Consideration of request for Discretionary Review of Building Permit Application No. 8803972 for a TWO-STORY ADDITION TO AN EXISTING TWO-FAMILY RESIDENCE in an RH-3 (House, Three-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
8. 87.553C (Pearl)
3016-3020 JACKSON STREET, north side between Baker and Lyon Streets, Lot 4 in Assessor's Block 975 - Request for authorization of Conditional Use for a Post-Secondary Educational Institution and group housing (Westmont College Urban Program) under City Planning Code Sections 209.2(c) and 209.3(i) in an RH-3 (House, Three-Family) district. An abbreviated Institutional Master Plan for the Post-Secondary Educational Institution, as required under City Planning Code Section 304.5, was previously received and accepted by the Department of City Planning.

3:30 P.M.

9. 88.497C (Green)
3079 - 16TH STREET, southwest corner of Rondel Place, Lot 51 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing BAR WITH PLACE OF ENTERTAINMENT AND DANCE HALL services within the Valencia Street Neighborhood Commercial District. The proposal is to operate without alcohol sales from 2:00 a.m. until 6:00 a.m. (Cabaret Permit) without any physical alteration to the existing premises with approximately 1,512 square feet of floor area.
(Continued from Regular Meeting of October 6, 1988)
10. 88.241C (Green)
734 - 14TH STREET, north side between Belcher and Church Streets, Lot 22 in Assessor's Block 3537 - Request for authorization of Conditional Use to construct a four-story, mixed use building without the required residential off-street parking within the Upper Market Neighborhood Commercial District. The proposal is to construct a four-story building with approximately 1,300 square feet of ground floor commercial area, and a total of six (6) dwelling units on three floors above without providing the six (6) required off-street parking spaces on a lot approximately 2,500 square feet in size.
11. 88.515C (Green)
217 CLEMENT STREET, south side between 3rd and 4th Avenues, Lot 42 in Assessor's Block 1435 - Request for authorization of Conditional Use to demolish an existing two-story building containing a second floor dwelling unit and to construct a four (4) story mixed use building with commercial floor area in excess of 2,500 square feet to be occupied by a single Business or Professional service on the first and second floors, and to construct four (4) dwelling units without the required residential off-street parking within the Inner Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial space and a second floor dwelling unit and to construct a four (4) story building with four (4) upper story dwelling units without the required off-street parking; and a travel agency to occupy the first and second floors with a total floor area of 3,100 square feet on a lot 2,500 square feet in size.
12. 88.289DV (Blazej)
2740 HYDE STREET, east side between Beach and North Point Streets, Lot 12 in Assessor's Block 24 - Request for Discretionary Review of Building Permit Application No. 8805045 for the proposed one-story addition to an existing office building in a C-2 (Community Business) district and a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

13. 88.632R (Kohlstrand)
MUNI METRO TURNAROUND PROJECT - Review for consistency with the Master Plan of the proposal to provide a new turnback track configuration for the MUNI Metro System. Project extends from the end of the existing MUNI Metro Tunnel at Market and Spear Streets, southeasterly crossing under Justin Herman Plaza to The Embarcadero public right-of-way. Tracks continue to Howard Street where they swing inland to the Steuart Street right-of-way and continue to the south along Steuart Street and The Embarcadero to the project termination at Bryant Street.

4:30 P.M.

14. 88.354E (McCormick)
REVISED SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Appeal of Preliminary Negative Declaration for consideration of text and zoning map amendments to the City Planning Code to reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause", September 1988. The controls would expire 12 months after their effective date or before, should the Sunset Clause be deleted by the City Planning Commission and Board of Supervisors upon adoption of permanent controls.
15. 88.354EZT (Montana)
AMENDMENTS TO SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and zoning map amendments to the duly advertised South of Market Zoning Controls with 12-Month Sunset Clause; and consideration of adoption of policies and objectives contained within the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as amended to reflect the July 1988 proposed SSO District, as guidelines for future development in the South of Market area. The amendments are contained in a Department of City planning document entitled "South of Market Zoning Controls with 12-Month Sunset Clause, October 1988". These amendments modify an earlier proposal dated July 1988.

16. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and zoning map of the City Planning Code to establish zoning controls with a Sunset Clause, limiting the controls to a twelve-month period, presented in a Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause, July 1988", which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as guidelines for future development in the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment District (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS; and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.
(Public Hearing Closed and Continued from Regular Meeting of September 29, 1988)

17. 88.354EZT (Montana)
SOUTH OF MARKET AREA DISCRETIONARY REVIEW POLICY, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution to establish a policy to take Discretionary Review for any building permit application for new construction, alteration or change of use for property lying within the proposed South of Market Base District which does not conform to the zoning standards presented in the Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause", October 1988 and to take automatic discretionary review for construction of new office space or conversion of use to office use within any South of Market district.
18. 85.463E (McCormick)
SOUTH OF MARKET AREA REZONING, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of

Item #85.463E (Cont)

Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Public hearing on the Draft Environmental Impact Report for proposed text and zoning map amendments to the City Planning Code to reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE MEETING:

The City Planning Commission will be holding a special workshop meeting on Tuesday, October 25, 1988, beginning at 4:30 p.m. in Room 282, City Hall, to discuss San Francisco's economy, its future trends and land use implications. The meeting will involve a roundtable discussion between the Commission, the Department staff, representatives from the Mayor's Office, Association of Bay Area Governments, Chamber of Commerce and community organizations. More details on the workshop will be published on Friday, October 21. The public is invited to attend the workshop, but will be limited to comment at the end of the meeting.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 27, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 26 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

11:00 A.M.

FIELD TRIP - Site visit to 2740 Hyde Street (Case No. 88.289DV).

1:30 P.M.

A. DIRECTOR'S REPORT

1. 88.459ET (Shotland)
Consideration of Resolution of Intent to Initiate Text Amendments to Section 603 of the City Planning Code to permit transit shelter advertising within the Market Street Special Sign District. The Market Street Special Sign District extends on Market Street from Steuart Street to the Central Freeway overpass. A public hearing will be scheduled for December 1, 1988.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 88.244L (J. Malone)
1400 FELL STREET, Lots 2 and 3 in Assessor's Block 1206 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the complex known as Southern Pacific Company Hospital (Harkness Hospital) as a landmark.
(Proposed for continuation to November 10, 1988)
3. 88.108EC (Rogers)
1509-1555-1599 HAYES STREET, south side between Lyon and Baker Streets, Lots 2 and 3 in Assessor's Block 1206 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT on a site of approximately 2.5 acres which would permit CONSTRUCTION OF UP TO 36 DWELLING UNITS WITHIN EXISTING REHABILITATED BUILDINGS and a parking structure. Exceptions are required to Sections 134 and 135 of the City Planning Code regarding provision of rear yards and the manner of meeting open space requirements. The conditional use is

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
OCTOBER 25, 1988
ROOM 282, CITY HALL
4:30 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:30 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

San Francisco's economy and future trends:

The Department of City Planning will give a brief presentation on the city's economic base, employment profile, and future city-wide regional and broader economic trends. Representatives from the Mayor's Office, Association of Bay Area governments, San Francisco Chamber of Commerce, private industry and community organizations will comment and address the Commission on these items. Following the panelists' remarks, the Commission, Department and panelists will engage in a round-table discussion on policy questions and implications concerning land use and other strategies for planning for economic growth for which San Francisco is best suited to support.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Adjournment.

Item #88.108EC (Cont)

also required for Sections 159 and 209.7(c) regarding the construction of an off-street parking facility on Lot 3 in Assessor's Block 1206 which is not located on the same lot as the residential development.

At the same hearing, the Commission will consider recommending that all of the buildings, including those proposed for conversion to residential units, known as the Harkness Hospital Complex, become a City landmark.

(Proposed for continuation to November 10, 1988)

4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 8, 1988)
(Proposed for continuation to November 10, 1988)
5. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.
(Continued from Regular Meeting of September 15, 1988)
(Proposed for continuation to November 10, 1988)
6. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.
(Continued from Special Meeting of September 6, 1988)
(Proposed for continuation to November 10, 1988)
7. 88.421X (Badiner)
570-572 BUSH STREET, north side of Bush Street between Grant Avenue and Stockton Street, Lot 14 in Assessor's Block 271 - Request for Determination of Compliance and Exceptions to the rear yard requirements of Section 134 as permitted by Section 309 on a 5-story residential building with ground floor commercial space. The project would contain four dwelling units and two independently accessible parking spaces and one tandem space.
(Proposed for continuation to November 17, 1988)

8. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of September 6, 1988)
(Proposed for continuation to December 15, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION/RESOLUTION; PUBLIC HEARING CLOSED

9. 88.256D (Berkowitz)
124 VASQUEZ AVENUE, west side between Hernandez Avenue and Pacheco Street, Lot 4 in Assessor's Block 2878 - Consideration of final language to DISAPPROVE Building Permit Application No. 8718019 for the ADDITION OF STORY TO EXISTING SINGLE STORY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.
(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)
10. 88.497C (Green)
3079 - 16TH STREET, southwest corner of Rondel Place, Lot 51 in Assessor's Block 3569 - Consideration of final language to APPROVE the authorization of Conditional Use to extend the hours of operation for an existing BAR WITH PLACE OF ENTERTAINMENT AND DANCE HALL services within the Valencia Street Neighborhood Commercial District. The proposal is to operate without alcohol sales from 2:00 a.m. until 4:00 a.m. (Cabaret Permit) without any physical alteration to the existing premises with approximately 1,512 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)
11. 88.354EZT (Montana)
AMENDED SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final language to APPROVE text and zoning map amendments to the duly advertised South of Market Zoning Controls with 12-Month Sunset Clause; and consideration of adoption of policies and objectives contained within the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as amended to reflect the July 1988 proposed SSO District, as guidelines for future development in the South of Market area. The amendments are contained in a Department of City planning document entitled "South of Market Zoning Controls

Item #88.354EZT (Cont)

with 12-Month Sunset Clause, October 1988". These amendments modify an earlier proposal dated July 1988. These amendments were further modified at the meeting of October 20, 1988.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

12. 88.354EZT

(Montana)

SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final language to APPROVE amendments to the text and zoning map of the City Planning Code to establish zoning controls with a Sunset Clause, limiting the controls to a twelve-month period, presented in a Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause, July 1988", which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as guidelines for future development in the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment District (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS; and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

F. REGULAR CALENDAR

13. 88.289DV

(Blazej)

2740 HYDE STREET, east side between Beach and North Point Streets, Lot 12 in Assessor's Block 24 - Request for Discretionary Review of Building Permit Application No. 8805045 for the proposed one-story addition to an existing office building in a C-2 (Community Business) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

14. 87.606D (Nixon)
926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Request for Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053 proposing the demolition of a "Fernando Nelson" one-story over garage single family structure and construction of a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of September 6, 1988)
15. 88.538C (Gallagher)
1207 UNION STREET, south side between Eastman and Hyde Streets, Lot 63 in Assessor's Block 123 - Request for authorization of Conditional Use under Sections 723.42 and 710.42 of the City Planning Code to establish a full-service restaurant within a commercial retail establishment in an NC-1 (Neighborhood Commercial Cluster) district, within one-quarter mile from the Polk Street Neighborhood Commercial District.
16. 88.454C (Lord)
1450 VAN NESS AVENUE, east side between Austin and Pine Streets, Lot 11 in Assessor's Block 667 - Request for authorization of Conditional Use to locate a small coffee shop, defined as a fast food establishment, in a furniture showroom to serve store patrons in a C-2 (Community Business) district and interim Van Ness Avenue RC-4 (Mixed Residential-Commercial Combined, High Density) district.
17. 88.318EC (Hood)
1300 BLOCK OF THOMAS AVENUE, north side between Ingalls and Jennings Streets, Lots 14, 24, and 25 in Assessor's Block 4808 - Request for authorization of Conditional Use to construct seven dwelling units in an M-1 (Light Industrial) district.
18. 88.567C (Casey)
1459-1461 THOMAS AVENUE, between Jennings and Keith Streets, Lot 22 in Assessor's Block 4809 - Request for authorization of Conditional Use to expand a residential care facility from six to eight persons in an RH-1(D) (House, One-Family Detached Dwellings) district.
19. 88.561C (Casey)
2332 BAKER STREET, southeast corner of Broadway, Lot 12 in Assessor's Block 963 - Request for authorization of Conditional Use to add four off-street parking spaces to an existing one-car garage for a total of five off-street parking spaces in an RH-1(D) (House, One-Family Detached Dwellings) district. A variance for curb cut and garage door entrance width will also be required.

20. 88.506EVSC (Casey)
2447 - 19TH AVENUE, west side between Taraval and Ulloa Streets, Lot 36 (formerly Lot 9) in Assessor's Block 2406 - Request for authorization of Conditional Use to expand a residential care facility from six to 12 beds in an RH-1(D) (House, One-Family Detached Dwellings) district.
21. 88.523D (Casey)
50 PHELAN AVENUE (San Francisco City College), northeast corner of Ocean Avenue, Lot 10 in Assessor's Block 667 - Request for Discretionary Review of Building Permit Application No. 8809163 proposing erection of a Ground Level Parabolic Dish Receiving and Transmitting Antenna outside the Creative Arts building in a P (Public Use) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
22. 88.501D (Casey)
3838 CALIFORNIA STREET, north side between Cherry Street and Arguello Boulevard, Lot 54 in Assessor's Block 1015 - Request for Discretionary Review of Building Permit Application No. 8808014 proposing erection of a Roof Top Satellite Dish Antenna for Children's Hospital in an RM-2 (Mixed Residential, Moderate Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
- 5:00 P.M.
23. 88.609T (Ghosh)
AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of amendments to demolition provisions (Section 511) of the Neighborhood Conservation Interim Controls, adopted by the City Planning Commission on September 29, 1988, to: (1) prohibit the demolition of two-family structures when replaced with the same number of units, and allow the demolition of one-family structures only when replaced with a one-family structure; and (2) exempt from the demolition provisions single and two-family residential buildings or portions thereof which are noncomplying structures and are located in the required rear yard, established in Section 134 of the City Planning Code. The Commission may make modifications to these amendments as currently proposed. Copies of the draft ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor, and the Zoning and Information Counter, 5th Floor. For information on the above proposal, please call 558-6304.
24. (Bateson)
Consideration of Resolution recommending to the Board of Supervisors to enact legislation related to housing affordability and tenant issues, and Consideration of Resolution recommending legislation on Building Code issues and enforcement and penalties.

7:00 P.M.

25. 86.505E

(Oshima)

MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Another public hearing is scheduled for November 10, 1988. Copies of the Draft Environmental Impact Report are available for public review and comment at the Department of City Planning, 450 McAllister Street.

NOTE: This hearing will focus on the following topics: transportation, air quality, noise, energy, hydrology and water quality, community services, vegetation and wild life, hazardous wastes, geology and seismicity.

THIS HEARING IS LIMITED TO TWO HOURS IN LENGTH.

(Continued from Regular Meeting of October 6, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 314

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 27, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 28 1988

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ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION/RESOLUTION; PUBLIC HEARING
CLOSED

- 12a. 88.354E2T (Montana)
SOUTH OF MARKET AREA DISCRETIONARY REVIEW POLICY, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final language to APPROVE a Resolution to establish a policy to take Discretionary Review for any building permit application for new construction, alteration or change of use for property lying within the proposed South of Market Base District which does not conform to the zoning standards presented in the Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause", October 1988 and to take automatic discretionary review for construction of new office space or conversion of use to office use within any South of Market district.
(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 3, 1988
ROOM 282, CITY HALL
3:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

NOTE: THE MEETING WILL BEGIN AT 3:00 P.M. INSTEAD OF 1:30 P.M.

3:00 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

1. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4 and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of October 13, 1988)
(Proposed for continuation to November 17, 1988)

2. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units reserved for elderly occupants and 30 parking spaces. The project has been revised to eliminate the

Item #87.601CE (Cont)

requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.

(Continued from Regular Meeting of October 13, 1988)

(Proposed for continuation to November 17, 1988)

3. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Continued from Regular Meeting of October 13, 1988)
(Proposed for continuation to November 17, 1988)
4. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for Rear Yard Variance to construct a seven-story, 65-foot high building in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District which would extend 11 feet into the required rear yard, leaving an open rear yard 5 feet deep. The Planning Code requires a rear yard of 16 feet. The Zoning Administrator will hold a combined hearing with the City Planning Commission on this project.
NOTE: APPLICATION WITHDRAWN BY PROJECT SPONSOR. PROJECT MODIFIED TO MEET REAR YARD REQUIREMENTS.
(Continued from Regular Meeting of October 13, 1988)
(Proposed for continuation to November 17, 1988)
5. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Special Meeting of September 19, 1988)
(Proposed for indefinite continuation)

E. CONSIDERATION OF FINDINGS AND FINAL RESOLUTION; PUBLIC HEARING CLOSED

6. 88.609T (Ghosh)
AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of final language to APPROVE the amendments to demolition provisions (Section 511) of the Neighborhood Conservation Interim Controls, adopted by the City Planning Commission on September 29, 1988, to prohibit the demolition of two-family structures when replaced with the same number of units and allow the demolition of one-family structures only when replaced with a

Item #88.609T (Cont)

one-family structure. Copies of the draft ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor, and the Zoning and Information Counter, 5th Floor. For information on the above proposal, please call 558-6304.

(Public Hearing Closed and Continued from Regular Meeting of October 27, 1988)

F. REGULAR CALENDAR

7. (Passmore)
1200 EDDY STREET, northwest corner of Laguna Street, Lot 28 in Assessor's Block 735 - Consideration of variances from lot coverage and distance between building walls provisions of the Redevelopment Plan for Western Addition Approved Redevelopment Project Area A-1 requested for a proposed project in an M-4 (Medium Density Residential) Use District under said Plan. The plan permits the Redevelopment Agency to grant variances from these provisions of the Plan after review and approval by the City Planning Commission. The proposed project consists of a multi-unit residential project on a former supermarket site.
8. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing(Continued from Regular Meeting of October 6, 1988)
9. 88.388D (Berkowitz)
2525 LYON STREET, northeast corner at Presidio Avenue, Lot 6 in Assessor's Block 956A - Request for Discretionary Review of Building Permit Application No. 8805304 for an EXTENSION OF THE THIRD FLOOR, REPLACEMENT OF DECK AND A NEW FIRE ESCAPE in an RH-2 (House, Two-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
10. 88.478D (Berkowitz)
101 BACHE STREET, southeast corner at Benton Avenue, Lot 20 in Assessor's Block 5825 - Request for Discretionary Review of Building Permit Application No. 8803017 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing

11. 88.696D (Berkowitz)
105 BACHE STREET, east side between Benton Avenue and Ellsworth Street, Lot 19 in Assessor's Block 5825 - Request for Discretionary Review of Building Permit Application No. 8803019 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
12. 88.480D (Berkowitz)
107 BACHE STREET, east side between Benton Avenue and Ellsworth Street, Lot 18 in Assessor's Block 5825 - Request for Discretionary Review of Building Permit Application No. 8803022 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
13. 87.664E (Self)
ISLAIS CREEK TRANSPORT/STORAGE PROJECT - Appeal of Preliminary Negative Declaration to construct underground transport facilities in Barneveld Avenue and the old Western-Pacific Railroad right-of-way to capture wet-weather combined sewage overflows as mandated by the Regional Water Quality Control Board. The project would also connect proposed facilities to the existing sewerage system, transport flows and to the southeast treatment plant.
(Continued from Regular Meeting of October 13, 1988)
14. 88.510C (Green)
6099 GEARY BOULEVARD, northeast corner of 25th Avenue, Lots 35 and 36 in Assessor's Block 1520 - Request for authorization of Conditional Use to establish an AUTOMOBILE SALES COMMERCIAL ACTIVITY as defined by Section 790.12 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to install a used car sales lot with an office approximately 100 square feet in size on the existing vacant lots approximately 5,800 square feet in size.
15. 88.590C (Green)
2323 AND 2329 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for authorization of Conditional Use to allow two separate commercial spaces to be merged for a new single commercial tenant occupying over 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel two separate commercial spaces formerly occupied by a retail store and a real estate office to contain a single tenant (American Savings and Loan Association) approximately 6,000 square feet of floor area.

16. 88.572C (Green)
544-A CASTRO STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 2695 - Request for authorization of Conditional Use to convert an existing second floor dwelling unit to a LARGE INSTITUTION as defined by Section 790.50 of the City Planning Code within the Castro Street Neighborhood Commercial District. The proposal is to remodel the existing vacant second floor dwelling unit to establish a social service for gay men infected with ARC or AIDS virus.
17. 88.559ET (Miller)
Consideration of Board of Supervisors' initiated amendments to Sections 136 and 136.1 and addition of Section 136.4 to the City Planning Code to permit awnings on nonconforming uses in Residential and Neighborhood Commercial Districts (Board File No. 115-88-10).
18. 88.438C (Miller)
1253-1257 FULTON STREET, south side between Scott and Divisadero Streets, Lot 22 in Assessor's Block 1181 - Request for authorization of Conditional Use for a FOURTH DWELLING UNIT on a lot with 6,700 square feet, when 1,000 square feet of lot area are required, in an RH-3 (House, Three-Family) district.
19. 88.419C (Miller)
1301 REVERE AVENUE, southwest corner at Ingalls Street, Lot 1 in Assessor's Block 4788 - Request for authorization of Conditional Use for expansion of an existing RESIDENTIAL CARE FACILITY from six to 12 residents in an RH-2 (House, Two-Family) district.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 10, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 8 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. Informational presentation on Trinity Plaza, a proposed mixed use development consisting of apartments, office and retail space, open space and parking located on the corner extending from Market to Mission Streets at Eighth Street (1169 Eighth Street).

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 88.598C (Green)
1698 FELL STREET, northeast corner of Masonic Avenue, Lot 19 in Assessor's Block 1208 - Request for authorization of Conditional Use to extend the termination date of a nonconforming Auto Service Station within an RM-2 (Mixed Residential, Moderate Density) district. The proposal is to extend the termination date of the service station from June 6, 1990 to June 6, 1995; an extension of five (5) years.
(Proposed for continuation to November 17, 1988)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.609T (Ghosh)
AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of final language to APPROVE the amendments to demolition provisions (Section 511) of the Neighborhood Conservation Interim Controls, adopted by the City Planning Commission on September 29, 1988, to prohibit the demolition of two-family structures when replaced with the same number of units and allow the demolition of one-family structures only when replaced with a one-family structure. Copies of the draft ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor, and the Zoning and Information Counter, 5th Floor. For information on the above proposal, please call 558-6304.
(Public Hearing Closed and Continued from Regular Meeting of November 3, 1988)

F. REGULAR CALENDAR

4. 88.297ESC (Miller)
1726, 1754 AND 1760 ALABAMA STREET, northwest corner at Ripley Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the resubdivision of four parcels into ten lots, the construction of eight new one-family dwellings (with the retention of two existing one-family dwellings) requiring exceptions from the otherwise-applicable standards for lot coverage (as a function of front setback and rear yard measurements) and for permitted obstructions in required open areas (decks in rear yards) in an RH-1 (House, One-Family) district and within the Bernal Heights Special Use District.
(Continued from Regular Meeting of October 6, 1988)
5. 88.244L (J. Malone)
1400 FELL STREET AND 1509-1555-1559 HAYES STREET, south side between Lyon and Baker Streets, Lots 2 and 3 in Assessor's Block 1206 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the complex known as Southern Pacific Company Hospital (Harkness Hospital) as a landmark.
(Continued from Regular Meeting of October 27, 1988)
6. 88.108EC (Rogers)
1509-1555-1599 HAYES STREET, south side between Lyon and Baker Streets, Lots 2 and 3 in Assessor's Block 1206 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT on a site of approximately 2.5 acres which would permit CONSTRUCTION OF UP TO 36 DWELLING UNITS WITHIN EXISTING REHABILITATED BUILDINGS and a parking structure. Exceptions are required to Sections 134 and 135 of the City Planning Code regarding provision of rear yards and the manner of meeting open space requirements. The conditional use is also required for Sections 159 and 209.7(c) regarding the construction of an off-street parking facility on Lot 3 in Assessor's Block 1206 which is not located on the same lot as the residential development.
(Continued from Regular Meeting of October 27, 1988)
7. 88.583C (Chiong)
3329 - 24TH STREET, south side between Bartlett and Mission Streets, Lot 25 in Assessor's Block 6516 - Request for authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within the 24th Street-Mission Neighborhood Commercial District. The proposal is to establish a bakery with seating for up to 16 persons in approximately 767 square feet of floor area.

8. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.
(Continued from Regular Meeting of October 27, 1988)
9. 88.402D (Nixon)
2306 LAKE STREET, north side between 24th and 25th Avenues, Lot 11 in Assessor's Block 1334 - Request for Discretionary Review of Building Permit Application No. 8805218 proposing alterations resulting in the addition of a bedroom and bathroom on top of a garage currently under construction and elimination of a half bath. The structure is in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
10. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 27, 1988)
a) Consideration of Discretionary Review
b) Discretionary Review hearing
11. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 27, 1988)
12. 88.552D (Nixon)
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Request for Discretionary Review of Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:30 P.M.

13. 86.505E

(Oshima)

MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Copies of the Draft Environmental Impact Report are available for public review and comment at the Department of City Planning, 450 McAllister Street.

(Continued from Regular Meeting of October 27, 1988)

NOTE: This hearing will focus on the following topics: housing and population, employment, land use and business activity and growth inducement.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 327

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
NOVEMBER 15, 1988
ROOM 282, CITY HALL
5:00 P.M.

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

5:00 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

1. 88.396D (Berkowitz)
66 WAWONA STREET, west side between Taraval and Ulloa Streets, Lot 14 in Assessor's Block 2919-A - Consideration of final language to APPROVE Building Permit Application No. 8716767 for the ADDITION OF A STORY TO AN EXISTING SINGLE-STORY OVER GARAGE HOUSE in an RH-1 (House, One-Family) district.
0 (Public Hearing Closed)

E. REGULAR CALENDAR

2. 88.651D (Nixon)
563 - 39TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 11 in Assessor's Block 1505 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716963 and Building Permit Application No. 8716776 proposing demolition of a two-story single family structure without parking and construction of a two-story single family structure over parking in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
3. 88.511D (Berkowitz)
4030 - 21ST STREET, north side between Diamond and Collingwood Streets, Lot 7A in Assessor's Block 2751 - Request for Discretionary Review of Building Permit Application No. 8808237 proposing a VERTICAL EXTENSION to a single-family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4. 88.521D (Berkowitz)
50 CLIFFORD TERRACE, north side between Upper Terrace and Roosevelt Way, Lot 20 in Assessor's Block 2618A - Request for Discretionary Review of Building Permit Application No. 8807630 proposing to RAISE A HOUSE AND ADD A NEW GARAGE AND APARTMENT UNIT in an RH-2 (House, Two-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
5. 88.424D (Berkowitz)
4549 - 20TH STREET, south side between Douglass and Eureka Streets, Lot 45 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 8806112 proposing to ADD A DINING ROOM to a single-family house in an RH-2 (House, Two-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
6. 88.482D (Berkowitz)
768 EL CAMINO DEL MAR, north side near Seacliff Avenue, Lot 6 in Assessor's Block 1307 - Request for Discretionary Review of Building Permit Application No. 8807083 proposing to REPLACE A CLOSED PORCH WITH AN OPEN PORCH AND TO EXTEND A SECOND-STORY BEDROOM of a structure in an RH-1(D) (House, One-Family, Detached Dwellings) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing

Adjournment.

NOTE: Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 17, 1988
ROOM 282, CITY HALL
1:30 P.M.

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SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to extend the Personal Services Contract with the University of California, Berkeley, for Proposition K (Sunlight/Shadow) Study to January 31, 1989.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 87.674CC (Gallagher)
3349 - 18TH STREET, corner of Capp Street, Lot 65 in Assessor's Block 3590 - Request for authorization of Conditional Use under Section 303(e) to remove Condition No. 2 from Resolution No. 11209, having to do with limiting the authorization for a restaurant to a specific party in an RH-3 (House, Three-Family) district within a Limited Commercial Nonconforming Use and a quarter mile from the Valencia Street Neighborhood Commercial District.
(Proposed for continuation to December 1, 1988)

E. REGULAR CALENDAR

3. 84.308E (Bauman)
897 CALIFORNIA STREET, CALIFORNIA-POWELL CONDOMINIUMS, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256 - Certification of the Final Supplemental Environmental Impact Report for the proposed construction of a 16-unit condominium building with a 90-foot portion and a 64-foot portion.
4. 85.463E (McCormick)
SOUTH OF MARKET AREA REZONING, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753

Item #85.463E (Cont)

through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Public hearing on the Draft Environmental Impact Report for proposed text and zoning map amendments to the City Planning Code to reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS.
(Continued from Regular Meeting of October 20, 1988)

5. 88.287Z (Green)
LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to the Zoning Map of the City Planning Code to reclassify the shopping center from NC-1 (Neighborhood Commercial Cluster) to NC-S (Neighborhood Commercial Shopping Center) zoning and amending the Height and Bulk Districts to require conditional use authorization for any building height above 26 feet up to 40 feet.
6. 88.287T (Green)
LAKESHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to Lakeshore Plaza Special Use District (Section 780.1) and Section 145.2 Outdoor Activity Areas and Walk-up Facilities in NC Districts of the City Planning Code. The proposed text amendments eliminate NC-1 (Neighborhood Commercial Cluster) District provisions (Section 710.1) and substitute it for NC-S (Neighborhood Commercial Shopping Center) District within the Lakeshore Plaza Special Use District. In addition, amendments include elimination of rear yard requirements and outdoor activities, increasing the maximum allowed commercial floor area, and modifying principally permitted uses and conditionally permitted uses, and prohibiting other uses and activities.
7. 88.287CE (Green)
LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Request for authorization of Conditional Use to allow review of redevelopment of the Lakeshore Plaza Shopping Center as a PLANNED UNIT DEVELOPMENT and to consider conditionally permitted uses within a proposed NC-S (Neighborhood Commercial Shopping Center) District and Lakeshore Plaza Special Use District. The proposal is to demolish the existing shopping center and to

Item #88.287CE (Cont)

construct a new complex, increasing the total floor area from 161,200 square feet to 220,092, and to establish large fast food restaurants (Section 790.90), bar (790.22), entertainment activity (790.38), small self-service restaurants (790.91), auto gas station (790.14), to extend the hours of operation to 24 hours, and to create commercial space in excess of 6,000 square feet to be devoted to a single tenant. The applicant also seeks authorization to construct buildings in excess of 26 feet in height, and seeks to establish outdoor activities (790.70). The new shopping center will provide approximately 562 parking spaces with a potential for 596 spaces. The existing complex provides 567 parking spaces. The total area of the project site (Lot 1) is approximately 9 acres.

8. 88.287B (Green)
LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program. Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.

4:00 P.M.

9. 88.572C (Green)
544-A CASTRO STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 2695 - Request for authorization of Conditional Use to convert an existing second floor dwelling unit to a LARGE INSTITUTION as defined by Section 790.50 of the City Planning Code within the Castro Street Neighborhood Commercial District. The proposal is to remodel the existing vacant second floor dwelling unit to establish a social service for gay men infected with ARC or AIDS virus.
(Continued from Regular Meeting of November 3, 1988)
10. 88.598C (Green)
1698 FELL STREET, northeast corner of Masonic Avenue, Lot 19 in Assessor's Block 1208 - Request for authorization of Conditional Use to extend the termination date of a nonconforming Auto Service Station within an RM-2 (Mixed Residential, Moderate Density) district. The proposal is to extend the termination date of the service station from June 6, 1990 to June 6, 1995; an extension of five (5) years.
(Continued from Regular Meeting of November 10, 1988)
11. 88.591C (Gallagher)
3379 - 26TH STREET, south side between Mission and Capp Streets, Lot 13 in Assessor's Block 6570 - Request for authorization of Conditional Use under Section 712.44, to establish a SMALL SELF-SERVICE RESTAURANT in the Mission Street Fast Food Subdistrict of an NC-3 (Moderate-Scale Neighborhood Commercial) district.

12. 88.639C (Gallagher)
728 PACIFIC AVENUE, north side between Grant Avenue and Stockton Street, Lots 48 and 49 in Assessor's Block 161 - Request for authorization of Conditional Use, under Section 812.41, to establish a bar by acquiring a Type 47 Alcoholic Beverage License (full Liquor service, food service mandatory) within an existing full-service restaurant in the Chinatown Residential Neighborhood Commercial District.
13. 87.553C (Pearl)
3016-3020 JACKSON STREET, north side between Baker and Lyon Streets, Lot 4 in Assessor's Block 975 - Request for authorization of Conditional Use for a Post-Secondary Educational Institution and group housing (Westmont College Urban Program) under City Planning Code Sections 209.2(c) and 209.3(i) in an RH-3 (House, Three-Family) district. An abbreviated Institutional Master Plan for the Post-Secondary Educational Institution, as required under City Planning Code Section 304.5, was previously received and accepted by the Department of City Planning.
(Continued from Regular Meeting of October 20, 1988)
14. 88.419C (Miller)
1301 REVERE AVENUE, southwest corner at Ingalls Street, Lot 1 in Assessor's Block 4788 - Request for authorization of Conditional Use for expansion of an existing RESIDENTIAL CARE FACILITY from six to 12 residents in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 3, 1988)
15. 88.438C (Miller)
1253-1257 FULTON STREET, south side between Scott and Divisadero Streets, Lot 22 in Assessor's Block 1181 - Request for authorization of Conditional Use for a FOURTH DWELLING UNIT on a lot with 6,700 square feet, when 1,000 square feet of lot area are required, in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of November 3, 1988)
16. 88.559ET (Miller)
Consideration of Board of Supervisors' initiated amendments to Sections 136 and 136.1 and addition of Section 136.4 to the City Planning Code to permit awnings on nonconforming uses in Residential and Neighborhood Commercial Districts (Board File No. 115-88-10).
(Continued from Regular Meeting of November 3, 1988)

5:30 P.M.

17. 88.421X (Badiner)
570-572 BUSH STREET, north side of Bush Street between Grant Avenue and Stockton Street, Lot 14 in Assessor's Block 271 - Request for Determination of Compliance and Exceptions to the rear yard requirements of Section 134 as permitted by Section 309 on a 5-story residential building with ground floor commercial space. The project would contain four dwelling units and two independently accessible parking spaces and one tandem space.
(Continued from Regular Meeting of October 27, 1988)

18. 88.421XV (Badiner)
570-572 BUSH STREET, north side between Grant Avenue and Stockton Street, Lot 16 in Assessor's Block 271 in a C-3-G (Downtown Commercial, General) district.
EXPOSURE OF A DWELLING UNIT VARIANCE: The proposal is to construct a 4-story, 4-unit commercial building. One of the proposed dwelling units would not meet the exposure requirement of the Planning Code. The code requires that the windows of at least one room of each dwelling unit face directly on a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code.
The Zoning Administrator and the City Planning Commission will hold a combined hearing on the Section 309 review and the Variance.
19. 88.673D (Montana)
1501 FOLSOM STREET, southwest corner at Eleventh Street, Lot 58 in Assessor's Block 3521 - Request for Discretionary Review of a Cabaret police permit for an existing bar/dance hall/place of entertainment establishment located within M-1 district which is proposed to be rezoned to an SLR (Service/Light Industrial/Residential) District within which an intensification of an existing nighttime entertainment activity would be permitted only as a conditional use.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
20. 88.672D (Montana)
333 - 11TH STREET, east side between Folsom and Harrison Streets, Lot 28 in Assessor's Block 3521 - Request for Discretionary Review of Building Permit Application No. 8815157 for an increase in occupancy from 299 persons to 499 persons in an existing restaurant/bar/place of entertainment/cabaret/dance hall establishment located within an M-2 district which is proposed to be rezoned to an SLR (Service/Light Industrial/ Residential) District within which an intensification of an existing nighttime entertainment use would be permitted only as a conditional use.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
21. 88.671D (Montana)
330 RITCH STREET, west side between Brannan and Townsend Streets, Lots 40 and 40-A in Assessor's Block 3787 - Request for Discretionary Review of Building Permit Application No. 8814993 for the addition of a Dance Hall Keeper police permit for a new restaurant/place of entertainment/cabaret/dance hall establishment in a building which was licensed for Place of Entertainment and Cabaret use and is located within an M-2 district which is proposed to be rezoned to an SLI (Service/Light Industrial) District within which a Dance Hall Keeper police permit would be permitted only as a conditional use.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Adjournment.

NOVEMBER 17, 1988

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE HEARING: The City Planning Commission will be considering the following matter at their regular meeting of December 1, 1988: Review of Association of Bay Area Governments (ABAG) housing needs estimates for San Francisco for 1988-95.

CPC 336

SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF CANCELLATION
OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 24, 1988

The Regular Meeting of the City Planning Commission scheduled for Thursday, November 24, 1988 has been cancelled due to the Thanksgiving Day holiday.

Lori Yamauchi
Secretary

CPC 337

ADDENDUM

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 17, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

C1. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 1a. 88.297ESC (Miller)
1726, 1754 AND 1760 ALABAMA STREET, northwest corner at Ripley Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Consideration of final language to DISAPPROVE the authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the resubdivision of four parcels into ten lots, the construction of eight new one-family dwellings (with the retention of two existing one-family dwellings) requiring exceptions from the otherwise- applicable standards for lot coverage (as a function of front setback and rear yard measurements) and for permitted obstructions in required open areas (decks in rear yards) in an RH-1 (House, One-Family) district and within the Bernal Heights Special Use District.
(Public Hearing Closed and Continued from Regular Meeting of November 10, 1988)
- 1b. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Consideration of final language to APPROVE Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.
(Public Hearing Closed and Continued from Regular Meeting of November 10, 1988)
- 1c. 88.402D (Nixon)
2306 LAKE STREET, north side between 24th and 25th Avenues, Lot 11 in Assessor's Block 1334 - Consideration of final language to APPROVE Building Permit Application No. 8805218 proposing alterations resulting in the addition of a bedroom and bathroom on top of a garage currently under construction and elimination of a half bath. The structure is in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of November 10, 1988)

E. REGULAR CALENDAR

- 6a. 88.287T (Green)
Consideration of RESOLUTION OF INTENT TO INITIATE amendments to the City Planning Code to ADD SECTION 253.2, setting forth criteria for review of Conditional Use authorizations for building heights in excess of 26 feet up to 40 feet located in the Lakeshore Plaza Special Use District contained in an NC-S (Neighborhood Commercial Shopping Center) district.

CPC 336

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 1, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to authorize the Director of Planning to extend the contract for the services of Claude Stoller and Robert Campbell for evaluation of architectural aspects of proposed office development projects at an additional cost not to exceed \$3,450.
2. (Kessler)
Consideration of Resolution to authorize the Director of Planning to extend the current Coastal County Offshore Energy Assistance Program Block Grant to October 31, 1989.
3. (Herrera)
Informational presentation and review of Association of Bay Area Governments (ABAG) housing information.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

4. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to

Item #87.601E/87.687E cont.

include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units.

(Continued from Regular Meeting of November 3, 1988)

(Proposed for continuation to December 8, 1988)

5. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units reserved for elderly occupants and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.
(Continued from Regular Meeting of November 3, 1988)
(Proposed for continuation to December 8, 1988)
6. 87.687CE (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Continued from Regular Meeting of November 3, 1988)
(Proposed for continuation to December 8, 1988)
- E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED
7. 88.511D (Berkowitz)
4030 - 21ST STREET, north side between Diamond and Collingwood Streets, Lot 7A in Assessor's Block 2751 - Consideration of final language to APPROVE Building Permit Application No. 8808237 proposing a VERTICAL EXTENSION to a single family house in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Special Meeting of November 15, 1988)
- F. REGULAR CALENDAR
8. 88.459ET (Shotland)
Consideration of amendments to Section 603 of the City Planning Code to permit transit shelter advertising within the Market Street Special Sign District. The Market Street Special Sign District extends on Market Street from Steuart Street to the Central Freeway overpass.

9. 87.674CC (Gallagher)
3349 - 18TH STREET, corner of Capp Street, Lot 65 in Assessor's Block 3590 - Request for authorization of Conditional Use under Section 303(e) to remove Condition No. 2 from Resolution No. 11209, having to do with limiting the authorization for a restaurant to a specific party in an RH-3 (House, Three-Family) district within a Limited Commercial Nonconforming Use and a quarter mile from the Valencia Street Neighborhood Commercial District.
(Continued from Regular Meeting of November 17, 1988)
10. 88.591C (Gallagher)
3379 - 26TH STREET, south side between Mission and Capp Streets, Lot 13 in Assessor's Block 6570 - Request for authorization of Conditional Use under Section 712.44, to establish a SMALL SELF-SERVICE RESTAURANT in the Mission Street Fast Food Subdistrict of an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of November 17, 1988)
11. 88.651D (Nixon)
563 - 39TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 11 in Assessor's Block 1505 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716963 and Building Permit Application No. 8716776 proposing demolition of a two-story single family structure without parking and construction of a two-story two-family structure over parking in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of November 15, 1988)
12. 88.424D (Berkowitz)
4549 - 20TH STREET, south side between Douglass and Eureka Streets, Lot 45 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 8806112 proposing to ADD A DINING ROOM to a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of November 15, 1988)

4:00 P.M.

13. 88.641D (Green)
2301 NORIEGA STREET, southwest corner of 30th Avenue, Lots 51, 52, 53 and 54 in Assessor's Block 2067 - Request for Discretionary Review of Building Permit Application No. 8814614 to demolish an existing Auto Service Station in an NC-2 (Small Scale Neighborhood Commercial) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

14. 88.560D (Green)
399 WEST PORTAL AVENUE, southeast corner of 15th Avenue, Lot 13 in Assessor's Block 3012 - Request for Discretionary Review of Building Permit Application No. 8814608 and 8814609 to demolish an existing Auto Service Station in the West Portal Avenue Neighborhood Commercial District. Subdivision of this lot is also proposed.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
15. 88.394CE (Chiong)
2337-2347 MISSION STREET, east side between 19th and 20th Streets, Lot 26 in Assessor's Block 3595 - Request for authorization of Conditional Use to construct a new four-story mixed use building without the required off-street parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four-story building with six (6) dwelling units on the second, third and fourth floors without the required residential off-street parking. The building also includes 4,455 square feet of ground floor commercial space on a lot area with a total of 3,675 square feet.
16. 88.655C (Chiong)
1515 CHURCH STREET, east side between 27th and Duncan Streets, Lot 22 in Assessor's Block 6593 - Request for authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to establish a self-service eating establishment serving frozen yogurt and whole grain baked goods with seating for up to 10 persons in approximately 350 square feet of floor area.
17. 88.672D (Montana)
333 - 11TH STREET, east side between Folsom and Harrison Streets, Lot 28 in Assessor's Block 3521 - Request for Discretionary Review of Building Permit Application No. 8815157 for an increase in occupancy from 299 persons to 499 persons in an existing restaurant/bar/place of entertainment/cabaret/dance hall establishment located within an M-2 district which is proposed to be rezoned to an SLR (Service/Light Industrial/ Residential) District within which an intensification of an existing nighttime entertainment use would be permitted only as a conditional use.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 17, 1988)
18. 88.683D (Montana)
1525-1535 FOLSOM STREET, west corner at Norfolk Street, Lots 53 and 54 in Assessor's Block 3521 - Request for Discretionary Review of a Cabaret Police permit and expansion of an existing bar/dance hall/place of entertainment establishment to include a restaurant,

Item #88.683D cont.

enlarged pool hall, relocation of dance hall and live entertainment area to an adjacent lot and upstairs area, and provision of on-site parking for properties lying within a Light Industrial (M-1) District which is proposed to be rezoned to a mixed use Service/Light Industrial/Residential (SLR) District within which the addition of a Cabaret Police permit would be an intensification of an existing nonconforming nighttime entertainment activity permitted only as a conditional use.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 341

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8/88

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 8, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 8 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational presentation by staff of the Golden Gate National Recreation Area Advisory Commission of the Crissy Field Site Improvements Plan.
2. (Herrera)
Informational presentation and hearing on Association of Bay Area Governments (ABAG) housing information.
3. (Badiner/Lord)
Informational presentation and review of City Planning Code Section 164 (San Francisco Resident Placement and Training Program) implementation, including current status of existing buildings subject to Section 164 requirement and proposals under consideration for program improvements.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED OR WITHDRAWN

4. 88.324CV (Casey)
700-704 BAY STREET, northwest corner of Bay and Leavenworth Streets, Lot 2-B in Assessor's Block 27 - Request for authorization of Conditional Use for the construction of a garage for six off-street parking spaces for three dwelling units in the required rear yard in an RH-3 (House, Three-Family) district.
(Proposed for continuation to January 12, 1989)
5. 88.390CV (Casey)
124-130 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lot 7 in Assessor's Block 3537 - Request for authorization of Conditional Use to legalize the conversion to commercial office use of the second and third floors and exempt the building from

Item #88.390CV (Cont)

commercial parking requirements in the Upper Market Street Neighborhood Commercial District.

NOTE: The project was modified so that Conditional Use is no longer required.

3:00 P.M.

D. REGULAR CALENDAR

6. 88.287T (Horton)
LAKE SHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to Sections 316.2, 713.10, 780.1 and the addition of 253.2 to the City Planning Code. The proposed text amendments set forth provisions for review of Conditional Use authorization of building exceeding 26 feet in height up to 40 feet maximum height.
7. 88.287Z (Horton)
LAKE SHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to the Zoning Map of the City Planning Code to reclassify the shopping center from NC-1 (Neighborhood Commercial Cluster) to NC-S (Neighborhood Commercial Shopping Center) zoning and to amend the Height and Bulk Districts to require conditional use authorization for any building height above 26 feet up to 40 feet.
(Continued from Regular Meeting of November 17, 1988)
8. 88.287T (Horton)
LAKE SHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to Lakeshore Plaza Special Use District (Section 780.1) and Section 145.2 Outdoor Activity Areas and walk-up Facilities in NC districts of the City Planning Code. The proposed text amendments eliminate specific provisions of the Lakeshore Plaza Special Use District from the NC-1 (Neighborhood Commercial Cluster) District (Section 710) and add specific provisions of the Lakeshore Plaza Special Use District to NC-S (Neighborhood Commercial Shopping Center) District (Section 713). In addition, amendments include elimination of rear yard requirements and outdoor activities, increasing the maximum allowed commercial floor area, and modifying principally permitted uses and conditionally permitted uses, and prohibiting other uses and activities.
(Continued from Regular Meeting of November 17, 1988)

9. 88.287CE (Green)
LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Request for authorization of Conditional Use to allow review of redevelopment of the Lakeshore Plaza Shopping Center as a PLANNED UNIT DEVELOPMENT and to consider conditionally permitted uses within a proposed NC-S (Neighborhood Commercial Shopping Center) District and Lakeshore Plaza Special Use District. The proposal is to demolish the existing shopping center and to construct a new complex, increasing the total floor area from 161,200 square feet to 220,092, and to establish large fast food restaurants (Section 790.90), bar (790.22), entertainment activity (790.38), small self-service restaurants (790.91), auto gas station (790.14), to extend the hours of operation to 24 hours, and to create commercial space in excess of 6,000 square feet to be devoted to a single tenant. The applicant also seeks authorization to construct buildings in excess of 26 feet in height, and seeks to establish outdoor activities (790.70). The new shopping center will provide approximately 562 parking spaces with a potential for 596 spaces. The existing complex provides 567 parking spaces. The total area of the project site (Lot 1) is approximately 9 acres.
(Continued from Regular Meeting of November 17, 1988)
10. 88.287B (Green)
LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.
(Continued from Regular Meeting of November 17, 1988)

4:00 P.M.

11. 88.299EC (Green)
1917-1933 MISSION STREET, east side between 15th and 16th Streets, Lots 23, 25, and 26 in Assessor's Block 3553 - Request for authorization of Conditional Use to construct two four (4) story mixed use buildings on two adjacent lots which together exceed 10,000 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct two separate four (4) story buildings, each containing approximately 1,000 square feet of commercial floor area, and ten (10) off-street parking spaces on the ground floor, approximately 1,300 square feet of office floor area on the second floor and ten (10) dwelling units on the 2nd, 3rd, and 4th floors for a total of twenty (20) dwelling units on both lots with a total area of approximately 11,942 square feet.

12. 88.608C (Green)
540 VALENCIA STREET, west side between 16th and 17th Streets, Lot 6 in Assessor's Block 3568 - Request for authorization of Conditional Use to include "Other Entertainment" as defined by Section 790.38 of the City Planning Code within an existing bar in the Valencia Street Neighborhood Commercial District. The proposal is to add live entertainment in the form of stand-up comedy and performances by musical groups within the existing Chevy's bar with a maximum seating for up to 50 persons in approximately 1,100 square feet of floor area.
13. 88.394CE (Chiong)
2337-2347 MISSION STREET, east side between 19th and 20th Streets, Lot 26 in Assessor's Block 3595 - Request for authorization of Conditional Use to construct a new four-story mixed use building without the required off-street parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four-story building with six (6) dwelling units on the second, third and fourth floors without the required residential off-street parking. The building also includes 4,455 square feet of ground floor commercial space on a lot area with a total of 3,675 square feet.
(Continued from Regular Meeting of December 1, 1988)
14. 88.559ET (Miller)
Consideration of Board of Supervisors' initiated amendments to Sections 136 and 136.1 and addition of Section 136.4 to the City Planning Code to permit awnings on nonconforming uses in Residential and Neighborhood Commercial Districts (Board File No. 115-88-10).
(Continued from Regular Meeting of November 17, 1988)
15. 88.500EZ (Miller)
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones Street between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217 in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125 and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.
16. 87.789D (Nixon)
671 - 34TH AVENUE, west side between Anza and Balboa Streets, Lot 10 in Assessor's Block 1577 - Request for Discretionary Review of Building Permit Application No. 8713093 proposing alterations resulting in the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

17. 88.264D (Nixon)
542 - 24TH AVENUE, east side between Anza Street and Geary Boulevard, Lot 28-A in Assessor's Block 1521 - Request for Discretionary Review of Building Permit Application No. 8717352 proposing alterations resulting in the addition of one dwelling unit, one story and rear extension on the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
18. 88.644D (Nixon)
60 SAN FELIPE AVENUE, east side between San Jacinto Way and El Verano Way, Lot 28 in Assessor's Block 2047 - Request for Discretionary Review of Building Permit Application No. 8807647 proposing a two-story addition at the rear of the existing two-story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:30 P.M.

19. 88.575Q (Hood)
2043 BUSH STREET, south side between Webster and Buchanan Streets, Lot 25 in Assessor's Block 676 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RM-3 (Mixed Residential, Medium Density) district.
20. 88.693Q (Hood)
2447 VALLEJO STREET, south side between Pierce and Steiner Streets, Lot 21 in Assessor's Block 562 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-1 (House, One-Family) district.
21. 88.660Q (Hood)
2136-2140 SCOTT STREET AND 2797-2799 CLAY STREET, southeast corner of Scott and Clay Streets, Lot 12 in Assessor's Block 632 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-3 (House, Three-Family) district.

6:30 P.M.

22. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall,

Item #87.601E/87.687E (Cont)

seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of December 1, 1988)

23. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use. (Continued from Regular Meeting of December 1, 1988)
24. 87.687CE (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project. (Continued from Regular Meeting of December 1, 1988)

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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Special

NOTICE OF MEETING
AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
DECEMBER 12, 1988
450 McALLISTER STREET, ROOM 605
4:00 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Discussion of Proposed Work Program and Budget Priorities of the Department of City Planning for Fiscal Year 1989-90.

NOTE: This is the first in a series of Commission workshops which will conclude with a public hearing and Commission action.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Adjournment.

CPC 351

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== NOTICE OF MEETING
AND CALENDAR
OF THE
- SAN FRANCISCO
== CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
== DECEMBER 15, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 13 1988

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Coffey, Dick, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. PUBLIC COMMENT

B. DIRECTOR'S REPORT

1. (Badiner)
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluation of office development projects and the Combined 1987-88 and 1988-89 Approval Period.

2. (Nixon)
Informational presentation on proposed modifications to a previously approved three-duplex, 6-unit residential project at 1200 - 7th Avenue, southeast corner at Lincoln Way (Case No. 88.006EC). Under a new application, the sponsor is proposing to add 14 feet in length, to reduce the number of garage entries, and to add an additional bay window on the 7th Avenue side of the project.

C. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 88.649C (Green)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct a two-story commercial building without any residential units therein on a lot approximately 2,400 square feet in size.
(Proposed for continuation to January 5, 1989)

4. 88.243EC (Green)
98 OCEAN AVENUE, southeast corner of Alemany Boulevard, Lot 26 in Assessor's Block 3207 - Request for authorization of Conditional Use to develop a lot exceeding 10,000 square feet in size and the inclusion of additional parking in excess of 150% of the amount required within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four (4) story over basement mixed use building with twenty (20) dwelling units on the second, third and fourth stories, approximately 4,999 square feet of commercial floor area and 35 parking spaces at basement level (only 20 spaces are required) on a lot approximately 12,000 square feet in size.
(Proposed for continuation to January 5, 1989)
5. 88.679C (Green)
1836 NORIEGA STREET, north side between 25th and 26th Avenues, Lot 27 in Assessor's Block 2024 - Request for authorization of Conditional Use to reduce the residential parking requirements and convert a second floor dwelling unit to offices within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the two-story building by modifying the ground level and eliminating the existing off-street parking space for approximately 1,728 square feet of retail floor area, convert the second floor dwelling unit to approximately 1,743 square feet of office floor area, and add a new third story to contain a dwelling unit without the required off-street parking on a lot approximately 2,400 square feet in size.
(Proposed for continuation to January 5, 1989)

E. REGULAR CALENDAR

6. 88.287B (Badiner)
LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard; Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.
(Continued from Regular Meeting of December 8, 1988)
7. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.
(Public Hearing Closed and Continued from Regular Meeting of December 8, 1988)

8. 88.641D (Green)
2301 NORIEGA STREET, southwest corner of 30th Avenue, Lots 51, 52, 53, and 54 in Assessor's Block 2067 - Request for Discretionary Review of Building Permit Application No. 8814614 to demolish an existing Auto Service Station in an NC-2 (Small-Scale Neighborhood Commercial) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 1, 1988)
9. 88.560D (Green)
399 WEST PORTAL AVENUE, southeast corner of 15th Avenue, Lot 13 in Assessor's Block 3012 - Request for Discretionary Review of Building Permit Application No. 8814608 and 8814609 to demolish an existing Auto Service Station in the West Portal Avenue Neighborhood Commercial District. Subdivision of this lot is also proposed.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 1, 1988)
10. 88.696D (Hood)
175-179 HAIGHT STREET, south side between Laguna and Octavia Streets, Lot 17-A in Assessor's Block 856 - Request for Discretionary Review of Building Permit Application No. 8703547 to merge five dwelling units into three dwelling units.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
11. 88.548EC (Hood)
888 O'FARRELL STREET, northeast corner at Polk Street, Lot 4 in Assessor's Block 716 - Request for authorization of Conditional Use to modify the conditions of a previously-approved mixed use PLANNED UNIT DEVELOPMENT involving a change in use from Commercial to Residential and exceptions to rear yard and usable open space requirements of the Planning Code in an RC-4 (Residential-Commercial Combined, High Density) district, the North of Market Residential Special Use District and an 80-T Height and Bulk District.
12. 88.403L (Marsh)
200-202 FAIR OAKS STREET, southwest corner at 23rd Street, Lot 1 in Assessor's Block 3648 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Oakley Residence and Flats as a Landmark.
- 4:00 P.M.
13. 85.414E (Maxwell)
101 - 2ND STREET, southeast corner at Mission Street, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Public Hearing on the Draft Supplemental Environmental Impact Report (EIR) on a proposed 32-story, 457-foot tall building containing 454,918 gross square feet (gsf) of office, 7,350 gsf of retail, 7,890 gsf of open space and

Item #85.414E (Cont)

91 parking spaces after demolishing 4 buildings with 91,563 gsf of office, 20,560 gsf of retail and warehouse space. The Draft Supplemental (EIR) updates project effects and provides new cumulative information.

14. 84.199E (Maxwell)
524 HOWARD STREET, north side between 1st and 2nd Streets, Lot 13 in Assessor's Block 3721 - Public Hearing on the Draft Supplemental Environmental Impact Report (EIR) on a proposed 25-story, 333-foot tall building containing 224,355 gross square feet (gsf) of office, 9,200 gsf of retail, 5,000 gsf of open space and 45 parking spaces after demolishing a one-story garage. The Draft Supplemental EIR updates project effects and provides new cumulative information.
15. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806825 for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 3, 1988)
16. 88.550D (Berkowitz)
3767 - 22ND STREET, south side between Noe and Sanchez Streets, Lot 26 in Assessor's Block 3626 - Request for Discretionary Review of Building Permit Application No. 8808772 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
17. 88.594D (Berkowitz)
125 ROBINHOOD DRIVE, north side near Lansdale Avenue, Lot 17 in Assessor's Block 2994 - Request for Discretionary Review of Building Permit Application No. 8812803 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
18. 88.522D (Berkowitz)
132 CLARENDON AVENUE, north side between Mountain Spring Avenue and Belgrave Avenue, Lot 27 in Assessor's Block 2687 - Request for Discretionary Review of Building Permit Application No. 8806082 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:00 P.M.

19. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 27, 1988)
20. 88.552D (Nixon)
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Discretionary Review of Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 10, 1988)
21. 88.517U (Nixon)
23 - 5TH AVENUE, west side between Lake Street and the Presidio, Lot 4 in Assessor's Block 1353 - Request for authorization as an exception under the Neighborhood Conservation Interim Controls for a project which exceeds the depth limitation of a Tier 2 project up to the depth allowed by the City Planning Code. The proposal is to enlarge a bathroom at the rear of an existing single family house and to add an enclosure for a rear yard aquatic therapy pool, leaving the required rear yard, in an RH-1 (House, One-Family) district.
22. 88.319EC (McDonald)
3874 - 18TH STREET, north side, and 275 DORLAND STREET, south side, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 - Request for authorization of Conditional Use to permit construction of a 19-unit residential complex PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having approximately 15,308 square feet of area in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.
23. 88.319V (McDonald)
3874 - 18TH STREET, north side, 100 feet east of Sanchez Street, and 275 DORLAND STREET, south side, 104 feet east of Sanchez Street, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block

Item #88.319V (Cont)

3580 in an RM-1 (Mixed Residential, Low Density) district - Request for REAR YARD VARIANCE for the proposed construction of four residential buildings containing a total of 19 dwelling units on the roof area of the existing building which presently covers 100 percent of the through lot. Three of the proposed structures would be constructed within areas permitted by the Code. The fourth building is proposed to be constructed within the mid-lot area, equal to 25 percent of the lot depth (67.57 feet), which the Code mandates must be maintained as a rear yard area.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 360

NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETINGS
THURSDAY
DECEMBER 22, 1988
AND
DECEMBER 29, 1988

Due to the Christmas and New Year holidays, the Regular Meetings of the City Planning Commission on December 22, 1988 and December 29, 1988 have been cancelled.

Lori Yamauchi
Secretary

CPC 364

